

20121031000419280 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
10/31/2012 03:34:07 PM FILED/CERT

INVESTOR NUMBER: 011-6342813-703

Wells Fargo Bank, N.A. CM #: 249943

MORTGAGOR(S): SURROGATE DIBBLE, JR. AND YEN HONG DIBBLE

THIS INSTRUMENT PREPARED BY:

Ginny Rutledge
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Wells Fargo Bank, N.A.**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Housing and Urban Development, his Successors and Assigns**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

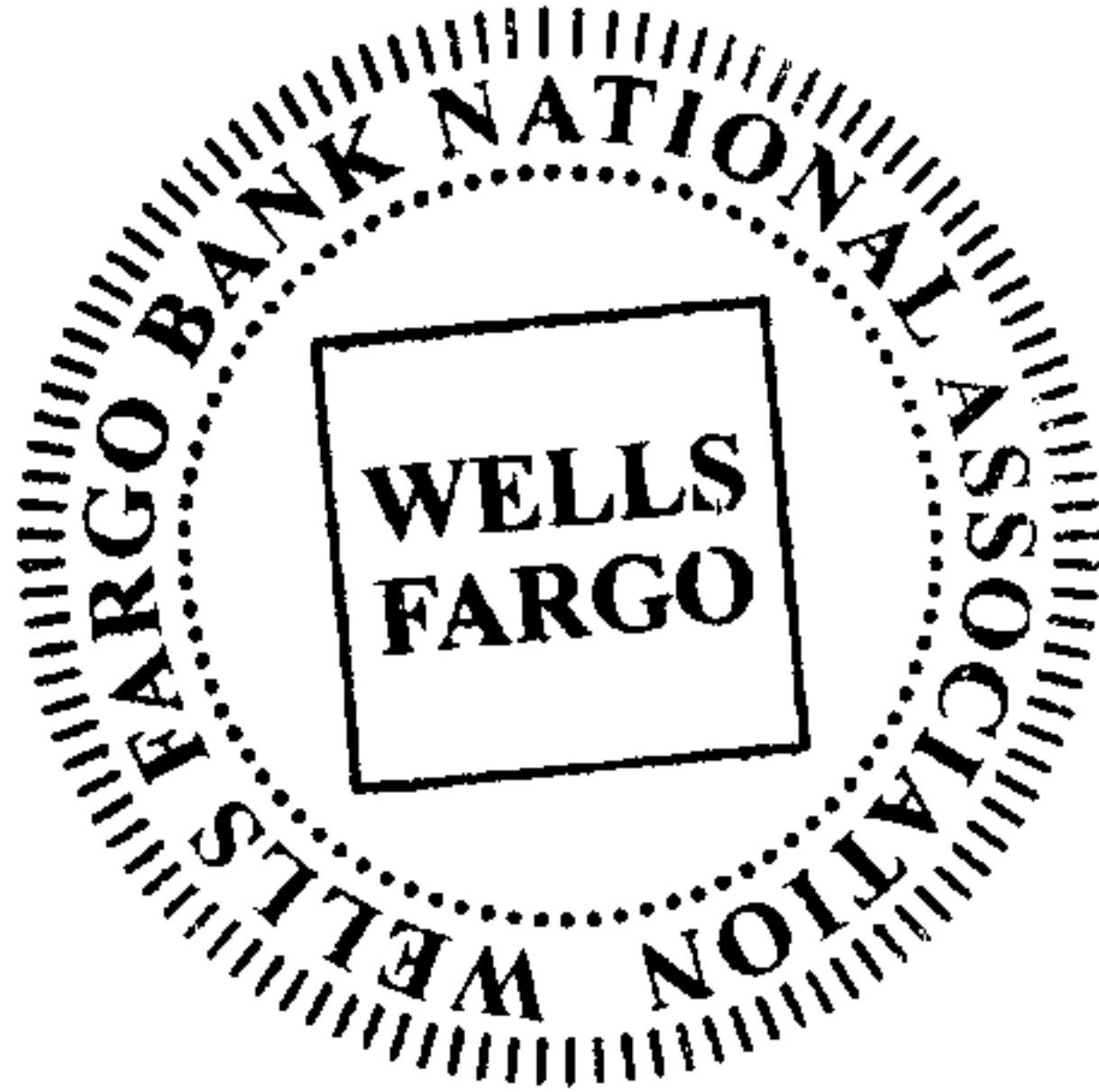
From a concrete post marking the Southwest corner of the Northwest 1/4 of the Southeast 1/4, Section 9, Township 24 North, Range 12 East, Shelby County, Alabama, run along the West 1/4 1/4 Section line North 01 degrees 52 minutes 46 seconds West for 900.49 feet; thence run North 88 degrees 27 minutes 21 seconds East for 2.70 feet to the Northerly Right of Way line of County Road 8; thence run along said Road line North 50 degrees 49 minutes 47 seconds East for 128.66 feet to the beginning point; thence run North 19 degrees 17 minutes 11 seconds West for 350.93 feet; thence run North 01 degrees 53 minutes 05 seconds East for 6.50 feet; thence run North 88 degrees 07 minutes 14 seconds East for 63.24 feet; thence run South 32 degrees 26 minutes 28 seconds East 298.44 feet to the North Right of Way line of County Road 8; thence run along said road line South 50 degrees 49 minutes 47 seconds West for 144.64 feet, back to the beginning point. Less and except any part of subject property lying within a road right of way. All being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.



IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 25th day of September, 2012.



WELLS FARGO BANK, N.A.

By: [Signature]
Its: KATHLEEN WILSON, VP

STATE OF WISCONSIN)

COUNTY OF MILWAUKEE)

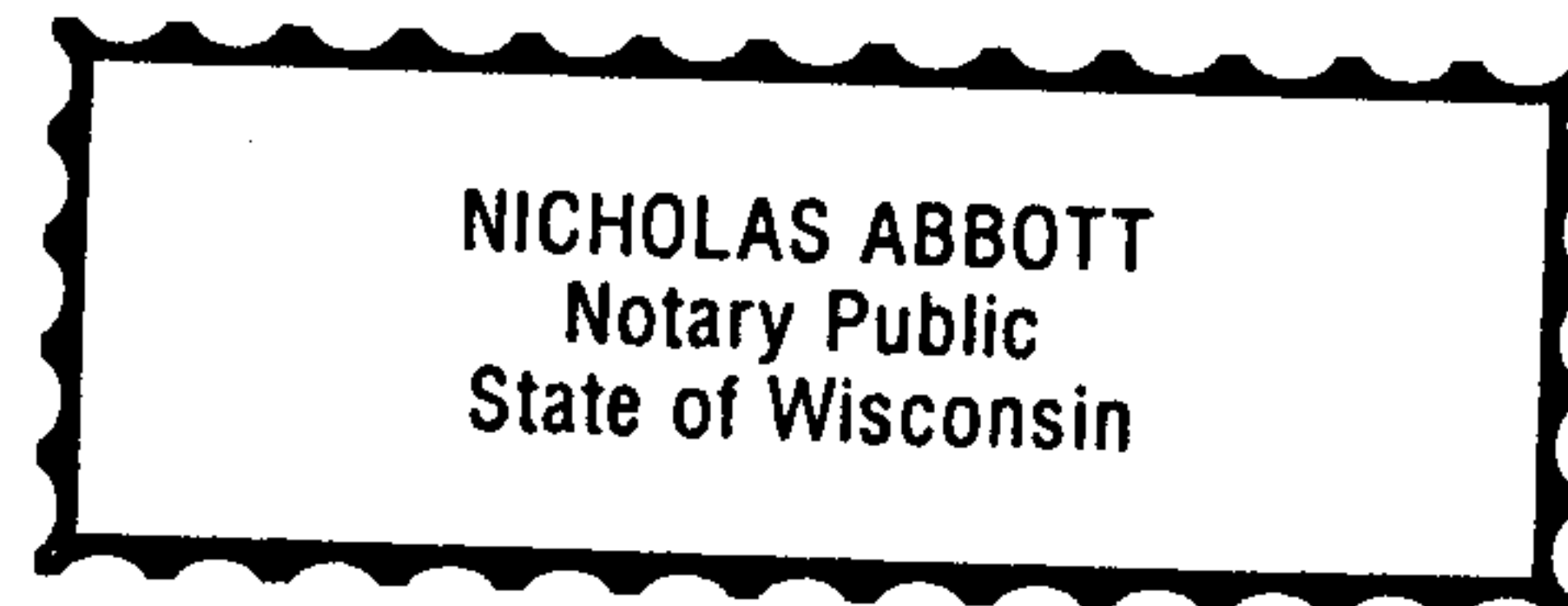
I, Nicholas Abbott, a Notary Public in and for said County in said State, hereby certify that Kathleen Wilson, whose name as Vice-president of Wells Fargo Bank, N.A., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such Vice-president, and with full authority, executed the same voluntarily for and as the act of said Vice-President.

Given under my hand this the 25 day of September, 2012.

[Signature]
Notary Public

My Commission Expires: 3/9/14

Grantee's Address:
Secretary of Housing and Urban Development
c/o Michaelson, Connor & Boul
4400 Will Rogers Parkway
Suite 300
Oklahoma City, OK 73108-183



20121031000419280 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
10/31/2012 03:34:07 PM FILED/CERT

Grantor's Name Wells Fargo Bank, N.A.
Mailing Address c/o Wells Fargo Bank, N.A.
MAC # X2505-01A
1 Home Campus
Des Moines, IA 50328

Grantee's Name Secretary of Housing and Urban Development
Mailing Address c/o Michaelson, Connor & Boul
4400 Will Rogers Parkway
Suite 300
Oklahoma City, OK 73108-183

Property Address 777 Highway 8
Montevallo, AL 35115

Date of Sale September 25, 2012

Total Purchase Price \$

or

Actual Value \$246,900.21

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other Foreclosure Bid Price
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date

☐ Unattested ☐ (verified by)

Print Kayla Carlile Bates, foreclosure specialist

Sign Kayla Carlile Bates
(Grantor/Grantee/Owner/Agent) circle one

