


INVESTOR NUMBER: 22-22-6-0590008

Wells Fargo Bank, N.A. CM #: 233948

MORTGAGOR(S): HOYTT JOHNSON AND ANGELIA JOHNSON

  
20121106000426910 1/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
11/06/2012 12:11:08 PM FILED/CERT

Grantee's Address:  
Secretary of Veterans Affairs  
c/o VRM  
ATTN: VA REO - VA Title Dept.  
4100 International Pkwy  
Suite 1000  
Carrollton, TX 75007

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 Veterans Affairs, an Officer of the United States of America, his/her successors and/or assigns, as their interest may appear**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 5, Block 6, according to the Map and Survey of Southwind,  
Second Sector, as recorded in Map Book 6, Page 106 A and B, in  
the Probate Office of Shelby County, Alabama; being situated in  
Shelby County, Alabama.

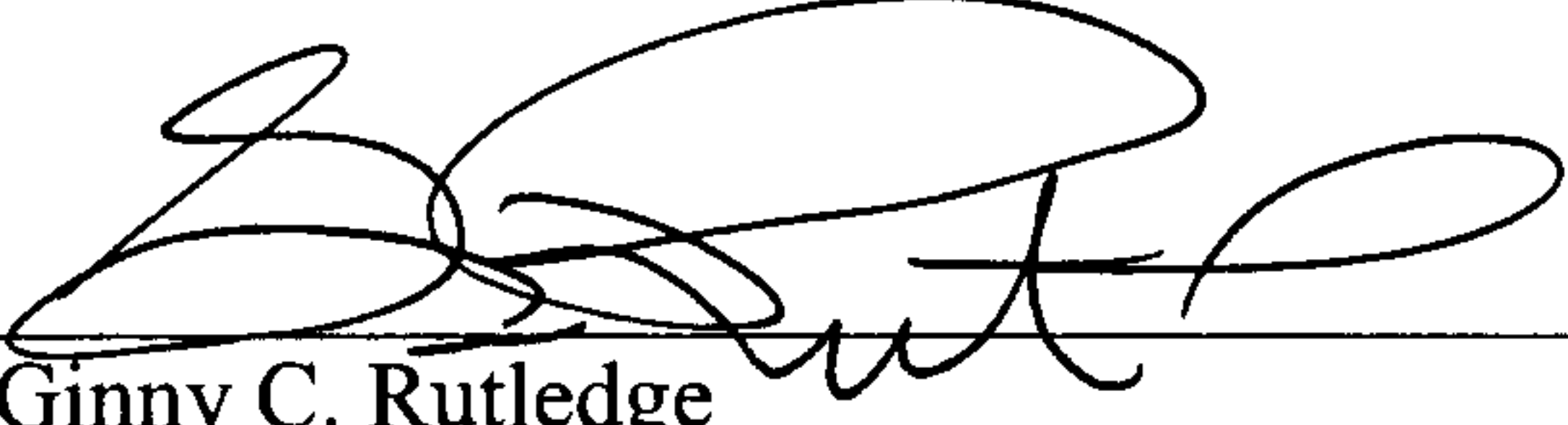
TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.



IN WITNESS WHEREOF, **WELLS FARGO BANK, N.A.**, has caused this conveyance to be executed by Ginny C. Rutledge, as Attorney-In-Fact, pursuant to that certain Limited Power of Attorney attached hereto as Exhibit A and fully incorporated herein. Executed on this 2<sup>nd</sup> day of November, 2012.

**WELLS FARGO BANK, N.A.**

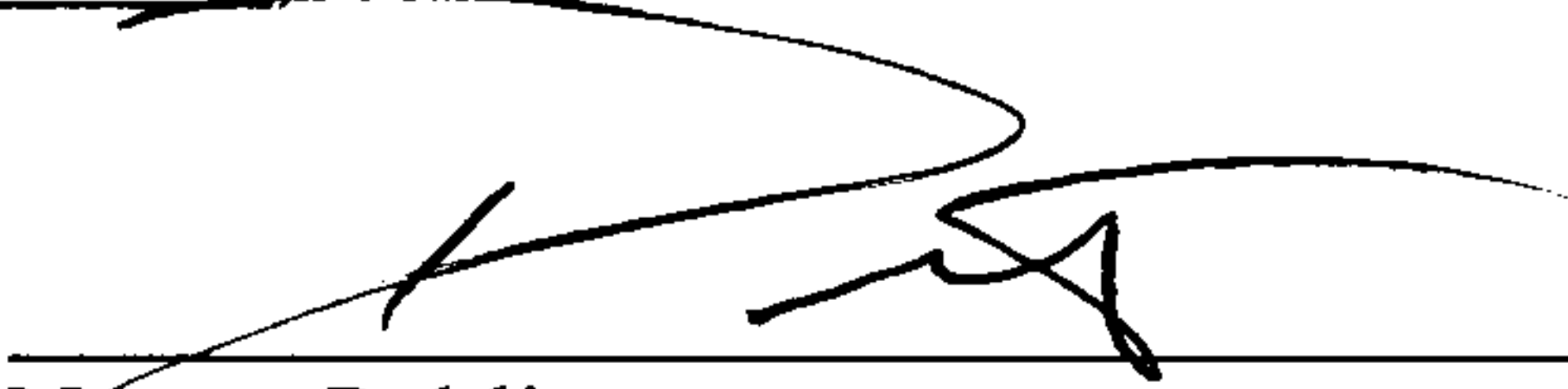
By:   
Ginny C. Rutledge  
Its: Attorney-In-Fact

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, Derick P Hunt, a Notary Public in and for said County in said State, hereby certify that Ginny C. Rutledge, whose name as Attorney-In-Fact for Wells Fargo Bank, NA, 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, she in her capacity as such Attorney-In-Fact for Wells Fargo Bank, NA, executed the same voluntarily on the day the same bears date.

Given under my hand this the 2<sup>nd</sup> day of November, 2012.


  
\_\_\_\_\_  
Notary Public

**MY COMMISSION EXPIRES AUGUST 20, 2013**

My Commission Expires: \_\_\_\_\_

**THIS INSTRUMENT PREPARED BY:**

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

  
20121106000426910 2/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
11/06/2012 12:11:08 PM FILED/CERT





# Exhibit A

## LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Wells Fargo Bank N.A., has made, constituted and appointed, and by these presents does make, constitute and appoint Jerry E. Held, Ginny C. Rutledge, and Stephen G. Collins of the firm of Sirote & Permutt, P.C., 2311 Highland Avenue South, Birmingham, Alabama 35205, individually and not jointly, its true and lawful attorney in fact for, and in its name, place and stead, and for its use and benefit, for every act customarily and reasonably necessary and appropriate for:

The execution, acknowledgment, recording and delivery of Mortgagee's Non Military Affidavit, Notices of Default on Mortgages, and Verifications of Debt wherein the above-named principal is the original or substituted Mortgagee or servicing agent for the Mortgagee, and Deeds to the Secretary of Veterans Affairs, Secretary of Housing and Urban Development, Deeds to Federal National Mortgage Association, and Deeds to Federal Home Loan Mortgage Corporation, to convey properties in which the Mortgage foreclosed secured a loan guaranteed or insured by the department of Veterans Affairs or Department of Housing and Urban Development, and Deeds and assignment of beneficial interest to the investor on mortgage loans in which Wells Fargo Bank N.A. is the Mortgagee of record.

Giving and granting unto said attorney-in-fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done to accomplish the foregoing as the principal above-named might or could do as if personally present, with full powers of substitution and reservation, hereby confirming and ratifying all that the principal's attorney in fact shall lawfully do or cause to be done by virtue of these presents. The undersigned fully acknowledges and understands that said attorney-in-fact is being granted authority to appoint himself or a business in which he has a pecuniary interest as trustee to conduct foreclosures for Wells Fargo Bank N.A. on a for profit basis and has consulted independent counsel regarding same.

By exercise of this limited power, the attorney(s)-in-fact shall indemnify Wells Fargo Bank N.A. from all claims, demands, suits, penalties or actions, and from all attendant losses, costs and expenses for any claims against, or losses or liability of Wells Fargo Bank N.A. for any cause to the extent the same arise out of, or result from, default in the performance of, or the negligent performance of, or willful misconduct regarding any obligation of the attorney(s)-in-fact under this power.

This limited power of attorney shall be effective from the date of execution hereof until December 31, 2012 or such time as Wells Fargo Bank N.A. or its successor revokes it in writing.

IN WITNESS WHEREOF, Mark Wooton has hereunto set his/her hand and seal this 9th day of November, 2009.

Seal

Wells Fargo Bank N.A.

Signed:



Printed name:

Mark Wooton

Title:

Vice President Loan Documentation

STATE OF IOWA

COUNTY OF DALLAS

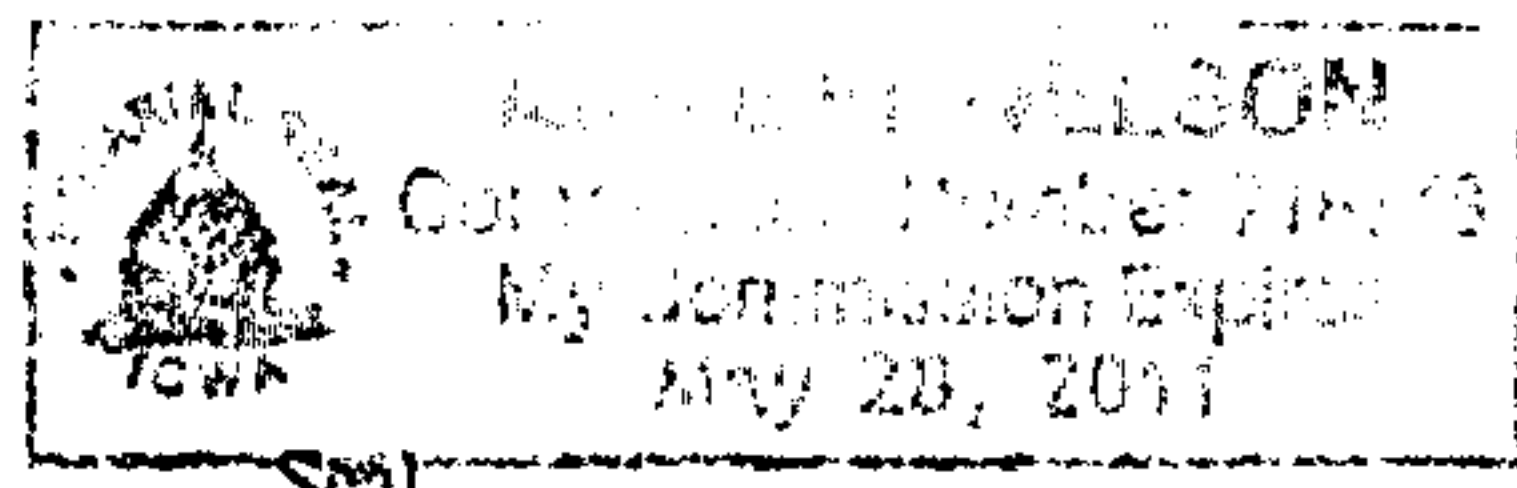
)

) ss.

)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Mark Wooton whose name as Vice President Loan Documentation of Wells Fargo Bank, N.A., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Subscribed and sworn to before me on this 9th day of November, 2009.



Seal



Notary public in and for:  
My commission expires:



20121106000426910 3/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
11/06/2012 12:11:08 PM FILED/CERT

# Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Wells Fargo Bank, N.A.  
c/o Wells Fargo Bank, N.A.

Grantee's Name Secretary of Veterans Affairs

Mailing Address MAC # X2505-01A  
1 Home Campus  
Des Moines, IA 50328

Mailing Address 4100 International Pkwy  
Suite 1000  
Carrollton, TX 75007

Property Address 2421 Tahiti Lane  
Alabaster, AL 35007

Date of Sale 11/02/2012

Total Purchase Price \$72,707.25

or

Actual Value \$

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 Deed

☐ 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 11/2/2012

Print Derick Hunt, title specialist

☐ Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



20121106000426910 4/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
11/06/2012 12:11:08 PM FILED/CERT

**Form RT-1**