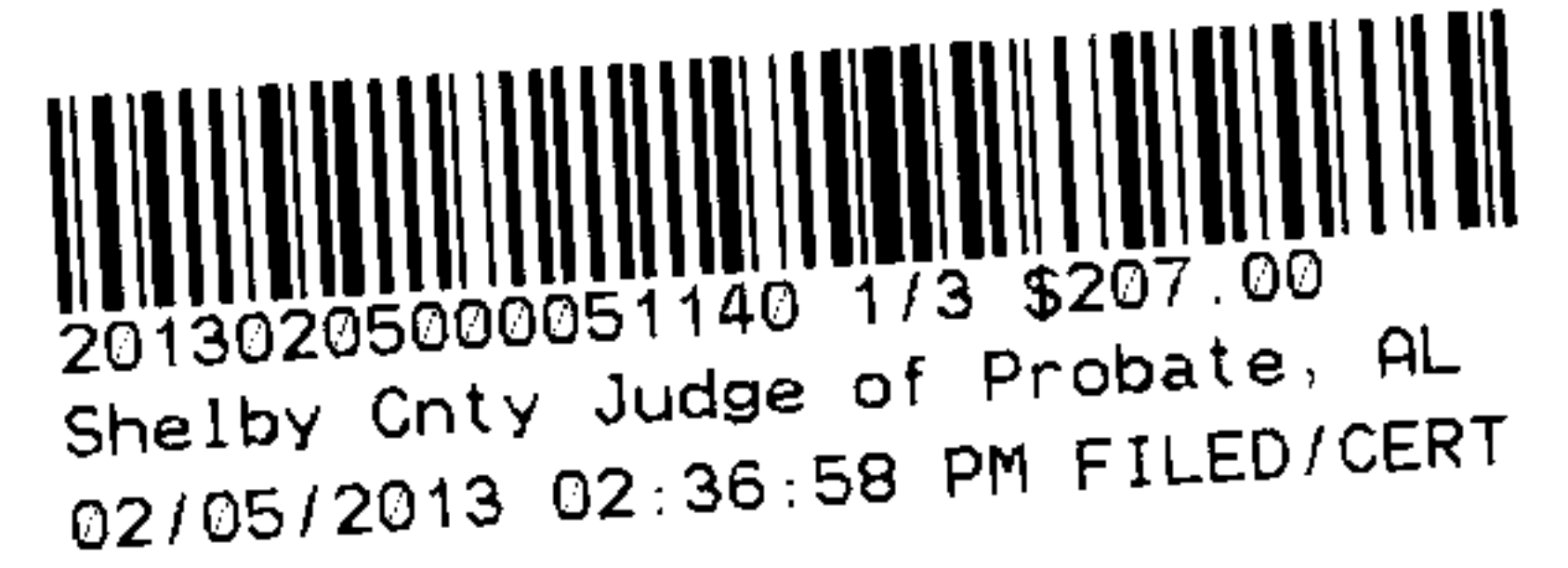


2140 44955 12B



**-Above this line reserved for official use only-**

STATE OF ALABAMA )

COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR and in CONSIDERATION OF **ONE HUNDRED TWENTY THOUSAND and NO/100 (\$120,000.00) DOLLARS** and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **WELLS FARGO FINANCIAL ALABAMA, INC.** (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **H. RAY BURROW** (hereinafter referred to as the "Grantee") the following described real estate situated in the County of Shelby, State of Alabama.

**Lot 184, according to the Survey of Cedar Grove at Sterling Gate Sector 2, Phase 7, as recorded in Map Book 31, Page 147, in the Probate Office of Shelby County, Alabama.**

Prior instrument reference: Instrument Number 20120409000120160 of the Public Records of the Judge of Probate of Shelby County, State of 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. Executed on this 18th day of January, 2013.

Shelby County, AL 02/05/2013  
State of Alabama  
Deed Tax: \$120.00

WELLS FARGO FINANCIAL  
ALABAMA, INC., by it's  
attorney-in-fact WELLS FARGO  
BANK, N.A.



By: Rosie Medrano  
As its: VP Loan Documentation

State of California )

County of San Bernardino )

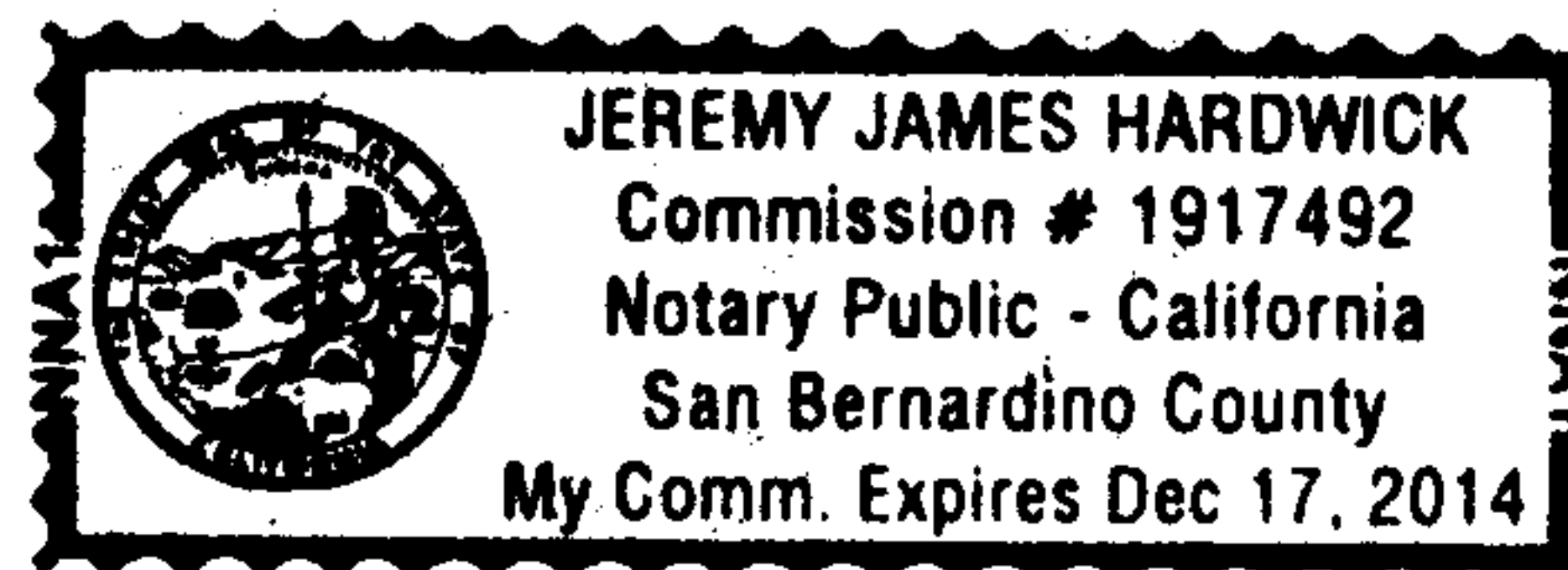
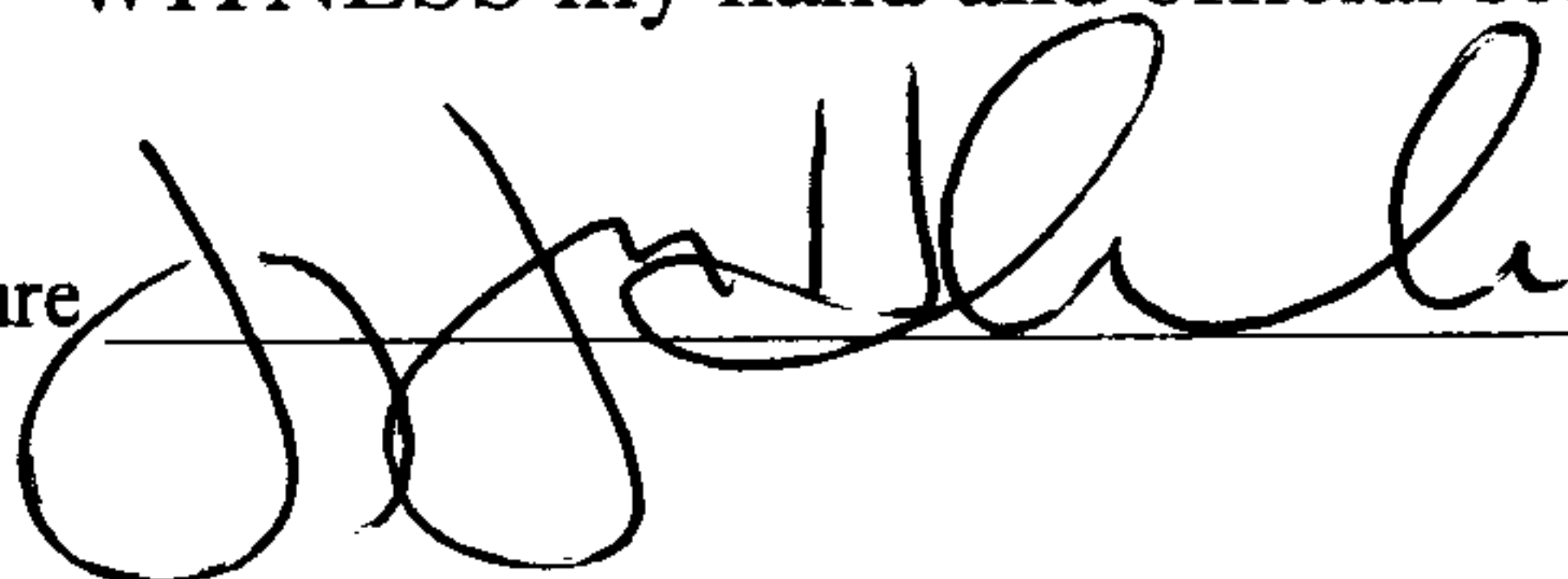
On Jan. 17, 2013 before me, Jeremy James Hardwick, Notary Public,  
personally appeared Rosie Medrano

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the  
State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

**THIS INSTRUMENT PREPARED BY:**  
**GARY P. ALIDOR, ESQ.**  
**P.O. Box 16564**  
**Mobile, AL 36616**  
**(251) 633-2000**

Seller's Address:  
8480 Stage Coach Circle  
Fredrickm MD 27101

Buyer's Address:  
2113 Hickory Ridge Circle  
Birmingham, AL 35243

Property Address:  
126 Paddington Station  
Maylene, AL 35114



20130205000051140 2/3 \$207.00  
Shelby Cnty Judge of Probate, AL  
02/05/2013 02:36:58 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 Financial Alabama, Inc.

Mailing Address 8480 Stagecoach Road  
Frederick, MD 21701

Property Address 126 Paddington Station  
Maylene, AL 35114

Grantee's Name H. Ray Burrow

Mailing Address 2113 Hickory Ridge Circle  
Birmingham, AL 35243

Date of Sale January 25, 2013  
Total Purchase Price \$120,000.00

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  
☒ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

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 validation, 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 ss 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 ss 40-22-1 (h).

Date 01-25-2013

Print H. Ray Burrow

Unattested

*Cynthia Anderson*  
(verified by)

Sign

*H. Ray Burrow*  
(Grantor/Grantee/Owner/Agent) circle one

20130205000051140 3/3 \$207.00  
Shelby Cnty Judge of Probate, AL  
02/05/2013 02:36:58 PM FILED/CERT