

Loan No.: 0328702402  
Our File No.: AL-90000162-13  
Debtor: Amanda Harbin and William E Harbin

When Recorded Return to:  
Morris|Hardwick|Schneider, LLC  
2718 20th Street South, Suite 210  
Birmingham, AL 35209

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

COUNTY OF SHELBY

THIS INDENTURE, made on the 24 day of April, 2013 between Wells Fargo Bank, NA, (hereinafter referred to as "Grantor"), and Secretary of Veterans Affairs, whose address is 810 Vermont Avenue NW, Washington, DC 20420 (hereinafter referred to as "Grantee").

WITNESSETH THAT:

The said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto the Grantee, his successors and assigns, the following described property:


Lot 1411, according to the survey of Braemar at Ballantrae, Phase 1, as recorded in Map Book 37, page 70, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said Secretary of Veterans Affairs, his successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has caused this indenture to be executed in its name and on its behalf under seal by its undersigned attorney-in-fact as of the day and year first above written.

  
20130507000188870 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
05/07/2013 12:21:47 PM FILED/CERT

Wells Fargo Bank, NA

By: 

Printed name: David Sigler

Title: Attorney-in-fact

STATE OF ALABAMA )  
COUNTY OF SHELBY )


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David Sigler whose name as attorney-in-fact (Title) of 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 this conveyance he/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 24 day of April, 2013.

Jaclyn Lee Collier  
NOTARY PUBLIC

My Commission Expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: June 15, 2016**  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

**This instrument prepared by:**  
David Sigler, Esq.  
Morris|Hardwick|Schneider, LLC  
2718 20th Street South, Suite 210  
Birmingham, AL 35209

  
20130507000188870 2/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
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# 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.  
Mailing Address \_\_\_\_\_ c/o Wells Fargo Bank, N.A.  
\_\_\_\_\_ 2324 Overland Avenue  
\_\_\_\_\_ MAC#B6955-01C  
\_\_\_\_\_ Billings, MT 59102

Grantee's Name \_\_\_\_\_ Secretary of Veterans Affairs,  
Mailing Address \_\_\_\_\_ 810 Vermont Avenue NW,  
\_\_\_\_\_ Washington, DC 20420

Property Address 420 Ballantrae RD  
Pelham, AL 35124

Date of Sale 4-23-2013  
Total Purchase Price \$ 143,886.00  
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 Foreclosure bid Amount

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 4-24-2013

Print Jaclyn Collier

Sign Jaclyn Collier

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



20130507000188870 3/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
05/07/2013 12:21:47 PM FILED/CERT