

This instrument was prepared by:

Jeff G. Underwood, Esquire
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

Carol R. Weaver

829 Daventry Lane

Calera, AL 35040

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF One Hundred Two Thousand And 00/100 (\$102,000.00) and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned Wells Fargo Bank, N.A. (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto Carol R. Weaver (hereinafter referred to as the "Grantee") the following described real estate situated in the County of Shelby State of Alabama.

Lot 100B, according to the Survey of Resurvey of Lots 99A and 100A Daventry Amended Plat of Sector 2, as recorded in Map Book 28, Page 100, in the Probate Office of Shelby County, Alabama.

Prior instrument reference: In Inst. No. 20130102000000330 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.

Mortgage amount: \$81,600.00



20130510000194610 1/3 \$38.50
Shelby Cnty Judge of Probate, AL
05/10/2013 11:47:14 AM FILED/CERT

Shelby County, AL 05/10/2013
State of Alabama
Deed Tax: \$20.50

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 17th day of April, 2013.

Wells Fargo Bank, N.A.

By: Yvette Blatchford

Its Yvette Blatchford

WP Loan Documentation

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)

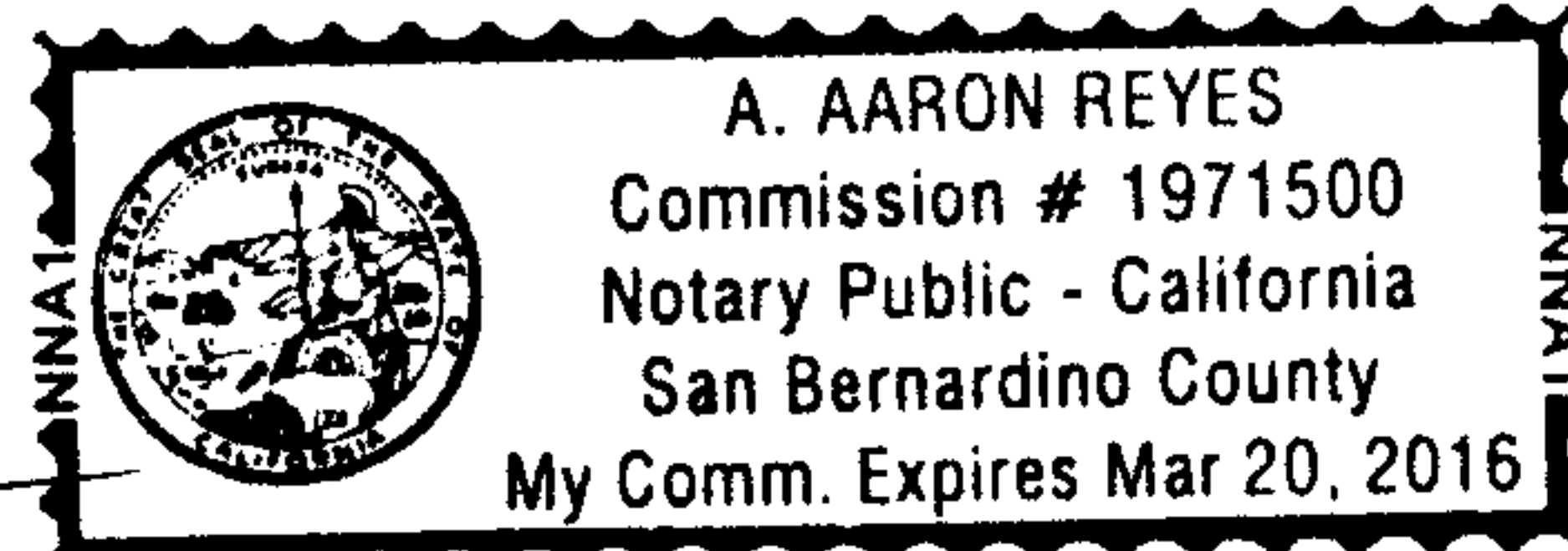
On 04/17/2013 before me, A. Aaron Reyes, Notary Public,
personally appeared Yvette Blatchford

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 [Signature]



(Seal)

2012-003422

20130510000194610 2/3 \$38.50
Shelby Cnty Judge of Probate, AL
05/10/2013 11:47:14 AM 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	<u>WELLS FARGO BANK</u>	Grantee's Name	<u>CAROL R. WEAVER</u>
Mailing Address	<u>8480 STAGE COACH CIRCLE</u> <u>FREDERICK, MD</u> <u>21701</u>	Mailing Address	<u>829 DAVENTRY LANE</u> <u>CALETA, AL</u> <u>35040</u>
Property Address	<u>829 DAVENTRY LANE</u> <u>CALETA, AL</u> <u>35040</u>	Date of Sale	<u>5/8/13</u>
		Total Purchase Price \$	<u>102,000 -</u>
		or	
		Actual Value	\$ <u> </u>
		or	
		Assessor's Market Value \$	<u> </u>

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 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 5/9/11

Print Malcolm S. McLeod

☐ Unattested

[Signature]
(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires
3/8/14

Form RT-1



20130510000194610 3/3 \$38.50
Shelby Cnty Judge of Probate, AL
05/10/2013 11:47:14 AM FILED/CERT