


INVESTOR NUMBER: 22-22-6-0606880

Wells Fargo Bank, N.A. CM #: 223323

MORTGAGOR(S): DANIEL CHRISTOPHER BUCKMASTER

Grantee's Address:
Secretary of Veterans Affairs
c/o VRM
ATTN: VA REO - VA Title Dept.
9500 Bay Pines Blvd.
St. Petersburg, FL 33708


20130514000199000 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/14/2013 11:06:17 AM FILED/CERT

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, at VA Regional Loan Center, 9500 Bay Pines Blvd., St. Petersburg, FL 33708, as their interest may appear**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 642, according to the Survey of Waterford Cove, Sector 4, as
recorded in Map Book 36, Page 17, in the Office of the Probate
Judge of 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.

***223323* *SWD* *B**

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 7th day of May, 2013.

WELLS FARGO BANK, N.A.

By: Tamara G. Garris

Tamara G. Garris

Vice President of Loan Documentation

Wells Fargo Bank NA

05/07/2013

State of South Carolina

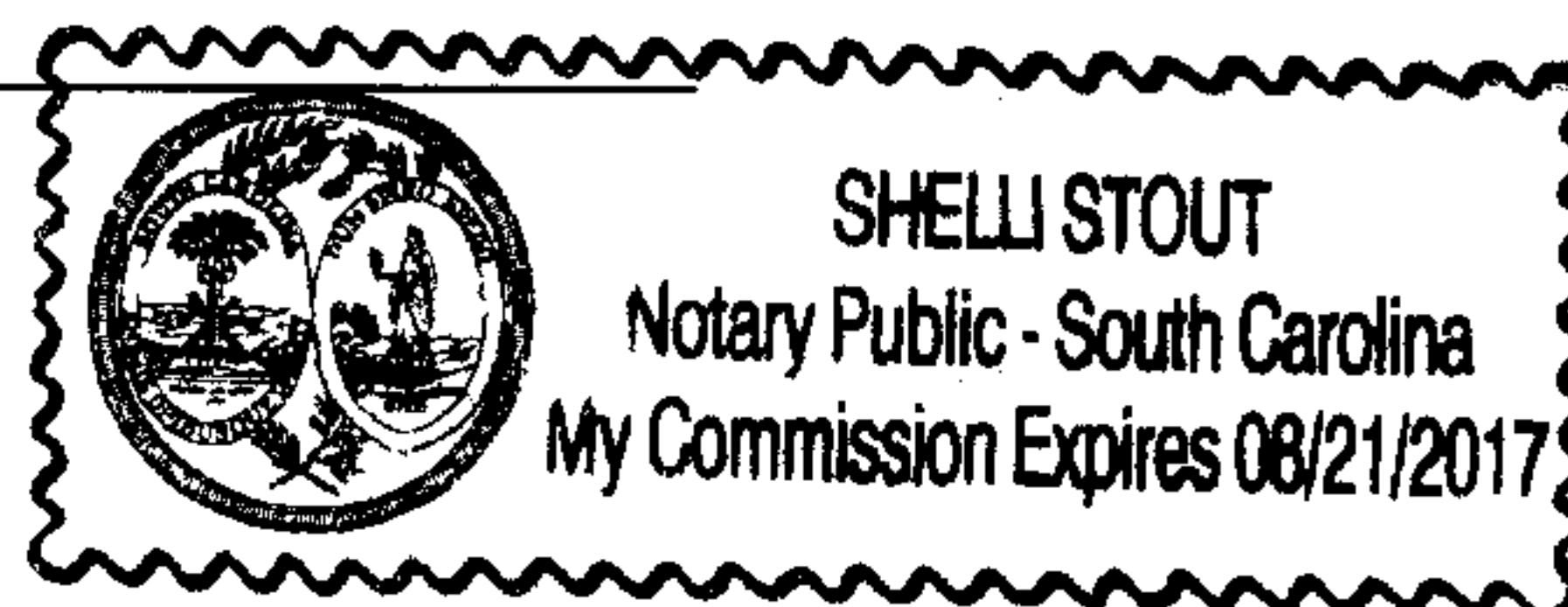
County of York

The foregoing instrument was acknowledged before me this 7th day of May, 2013 by Tamara G. Garris, Vice President of Loan Documentation; who is personally known [] or produced Driver's License as identification [X]; of Wells Fargo Bank, N.A. a National Banking Association, on behalf of the Association.

Shelli Stout


Notary Public

My commission expires 08/21/2017



THIS INSTRUMENT PREPARED BY:

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


20130514000199000 2/3 \$19.00
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***223323* *SWD* *B**

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 129 Waterford Cove Drive
Calera, AL 35040-7655

Date of Sale 05/07/2013

Total Purchase Price \$147,177.10

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 5/10/2013

Print Derick Hunt, title specialist

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

20130514000199000 3/3 \$19.00
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