

When recorded mail to:  
LandCastle Title of AL  
2718 20<sup>th</sup> Street South, Ste 210  
Homewood, AL 35209  
ALQ-130500222S

20130604000227560 1/3 \$378.00  
Shelby Cnty Judge of Probate, AL  
06/04/2013 12:18:32 PM FILED/CERT

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STATE OF ALABAMA )  
COUNTY OF SHELBY )

Send tax notice to:  
405 McCormack Way  
Birmingham AL  
35242

SPECIAL WARRANTY DEED

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

FOR and in CONSIDERATION OF \$660,000.00 and other valuable consideration, the receipt hereof and sufficiency of which is hereby acknowledged, the undersigned **HSBC Bank USA, National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Passed-Through Certificates Series 2006-12** hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **JOHN M. DESTEFANIS** (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **SHELBY**, State of Alabama.

Lot 324-A, as shown on a plat entitled "A resurvey of Lot 216 and Common Area Greystone Legacy 2nd Sector and Lot 324 Greystone Legacy 3rd Sector, "as recorded in Map Book 31, Page 55, in the Probate Office of Shelby County, Alabama.

Prior instrument reference: **Instrument #20130220000072040** of the Public Records of the Judge of Probate **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 10<sup>th</sup> day of May, 2013.

Shelby County, AL 06/04/2013  
State of Alabama  
Deed Tax: \$360.00

**HSBC Bank USA, National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Passed-Through Certificates Series 2006-12**

By: Wells Fargo Bank, N.A. as Attorney in Fact

By:

Yvette Blatchford  
Signature of Grantor  
**Yvette Blatchford**  
**VP Loan Documentation**  
Print Name

Property Address: 405 McCormack Way  
Birmingham, AL 35242

State of \_\_\_\_\_  
County of \_\_\_\_\_

I, \_\_\_\_\_, the undersigned authority, a Notary Public, in and for said County and in said State, personally appeared \_\_\_\_\_, to me personally known, who being by me duly sworn (or affirmed) did say that person is \_\_\_\_\_ (title) of said **Wells Fargo Bank, N.A.**, as Attorney in Fact for **HSBC Bank USA, National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Passed-Through Certificates Series 2006-12** by authority of its board of (directors or trustees) and the said (officer's name) \_\_\_\_\_ acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ 2013.

\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

See Attached  
California  
Acknowledgment

State of California )  
County of San Bernardino )

Sharon Glover

On May 16, 2013 before me, \_\_\_\_\_, Notary Public,  
personally appeared Yvette Blatchford

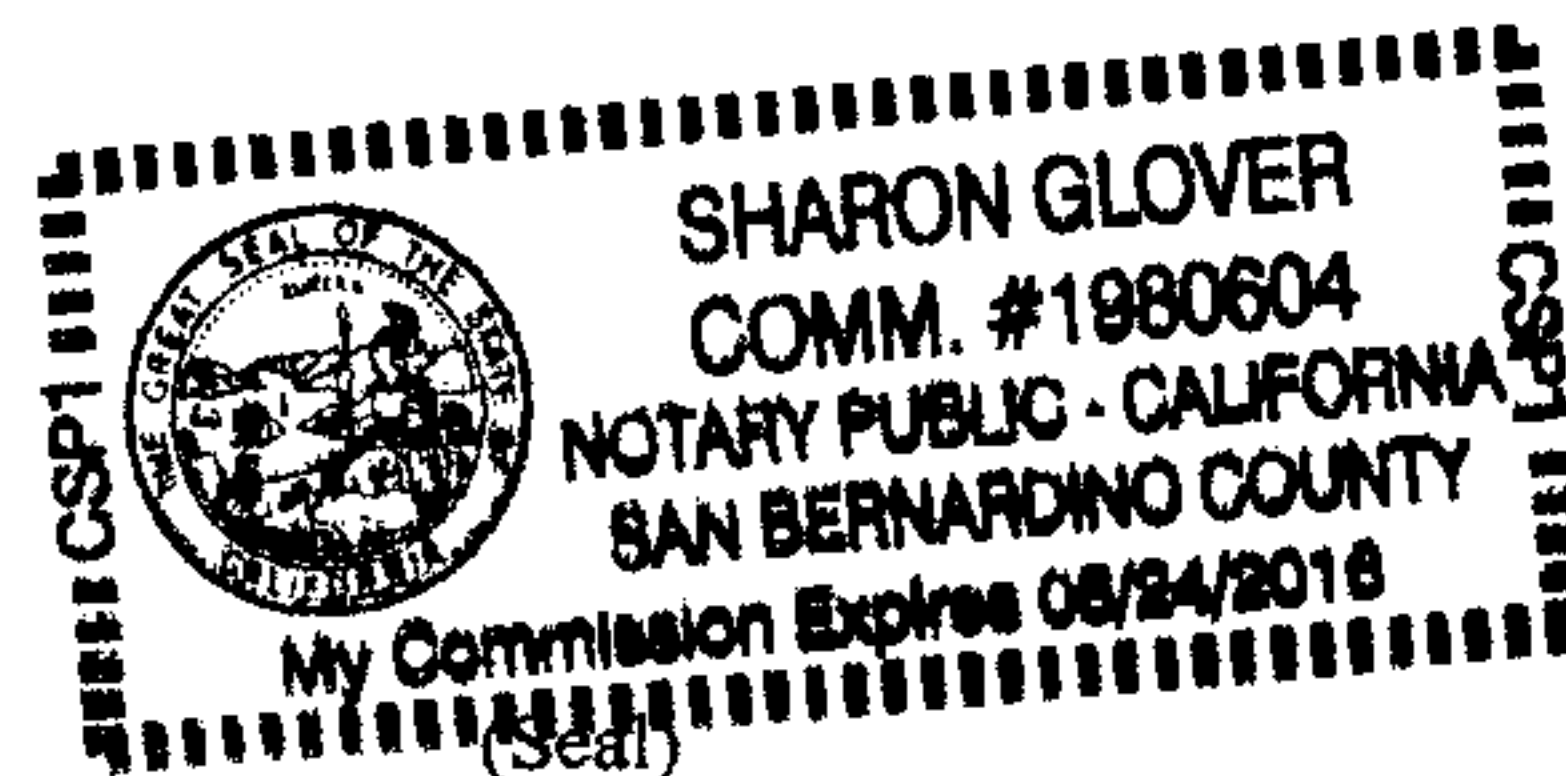
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

Sharon Glover



Property Address  
405 McCormack Way  
Birmingham, AL 35242



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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 HS BC Bank USA  
Mailing Address 8480 Stagecoach Cr.  
Frederick MD  
21701

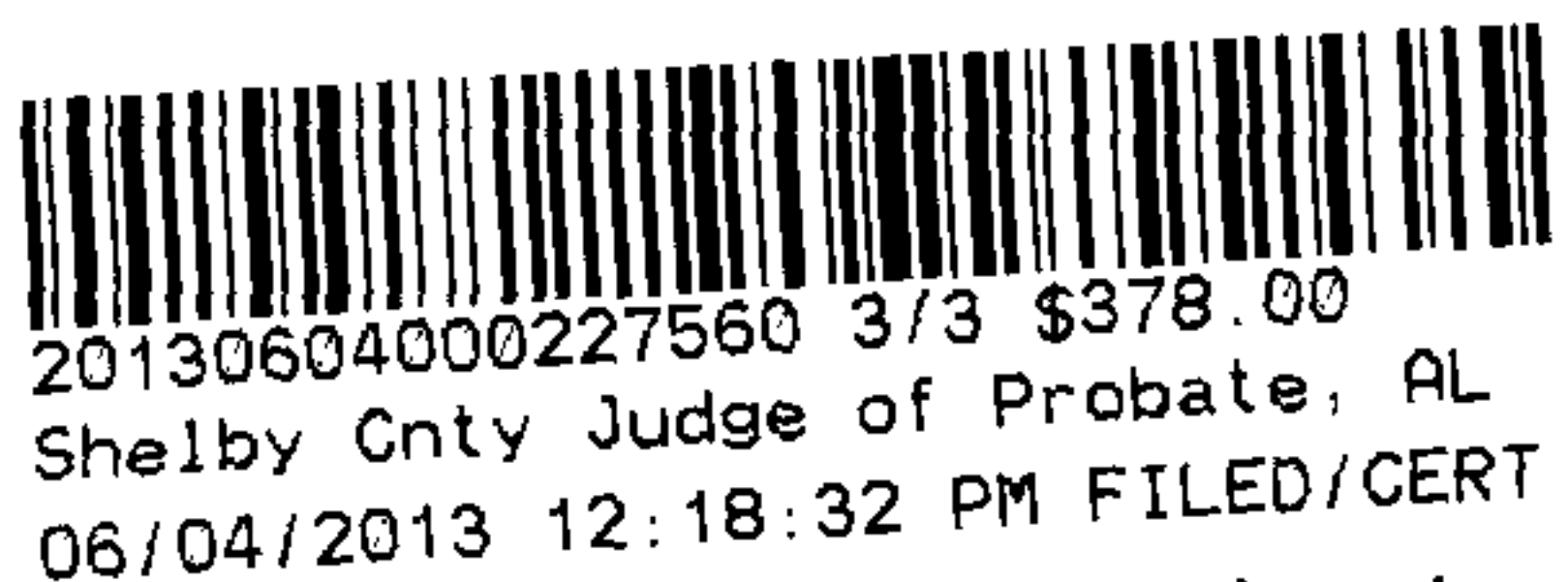
Grantee's Name John M. Destafanis  
Mailing Address 7278 Cahaba Valley Rd  
Bham AL Apt 1000R  
35242

Property Address 405 McCormack Way  
Bham AL  
35242

Date of Sale 5-31-13  
Total Purchase Price \$ 660,000.00

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 ☐ Appraisal  
☒ Sales Contract ☐ Other  
☐ 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 5-31-13

Print Dawn Collier

Unattested \_\_\_\_\_  
(verified by)

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