

SPECIAL WARRANTY DEED

Name of Paper

Between:

**WELLS FARGO BANK NA S/B/M WELLS FARGO BANK SOUTHWEST, NA F/K/A
WACHOVIA MORTGAGE FSB F/K/A WORLD SAVINGS BANK FSB**

and

JAMES T SMITH

Mail To:

Service Link

4000 Industrial Blvd.

Aliquippa, PA 15001

1-800-439-5451

1091684



20131008000403850 1/5 \$27.00
Shelby Cnty Judge of Probate, AL
10/08/2013 12:36:34 PM FILED/CERT

-Above this line reserved for official use only-

STATE OF ALABAMA

)

consideration of 329,900.00
covered totally by

COUNTY OF SHELBY

)

mortgage

SPECIAL WARRANTY DEED

mortgage amount: 329,900.00

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF \$329,900.00 (Three Hundred Twenty Nine Thousand Nine Hundred Dollars and Zero Cents) and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **WELLS FARGO BANK NA. S/B/M WELLS FARGO BANK SOUTHWEST, NA F/K/A WACHOVIA MORTGAGE, FSB, F/K/A WORLD SAVINGS BANK FSB** (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **James T. Smith,** (hereinafter referred to as the "Grantee") the following described real estate situated in the County of Shelby, State of Alabama.

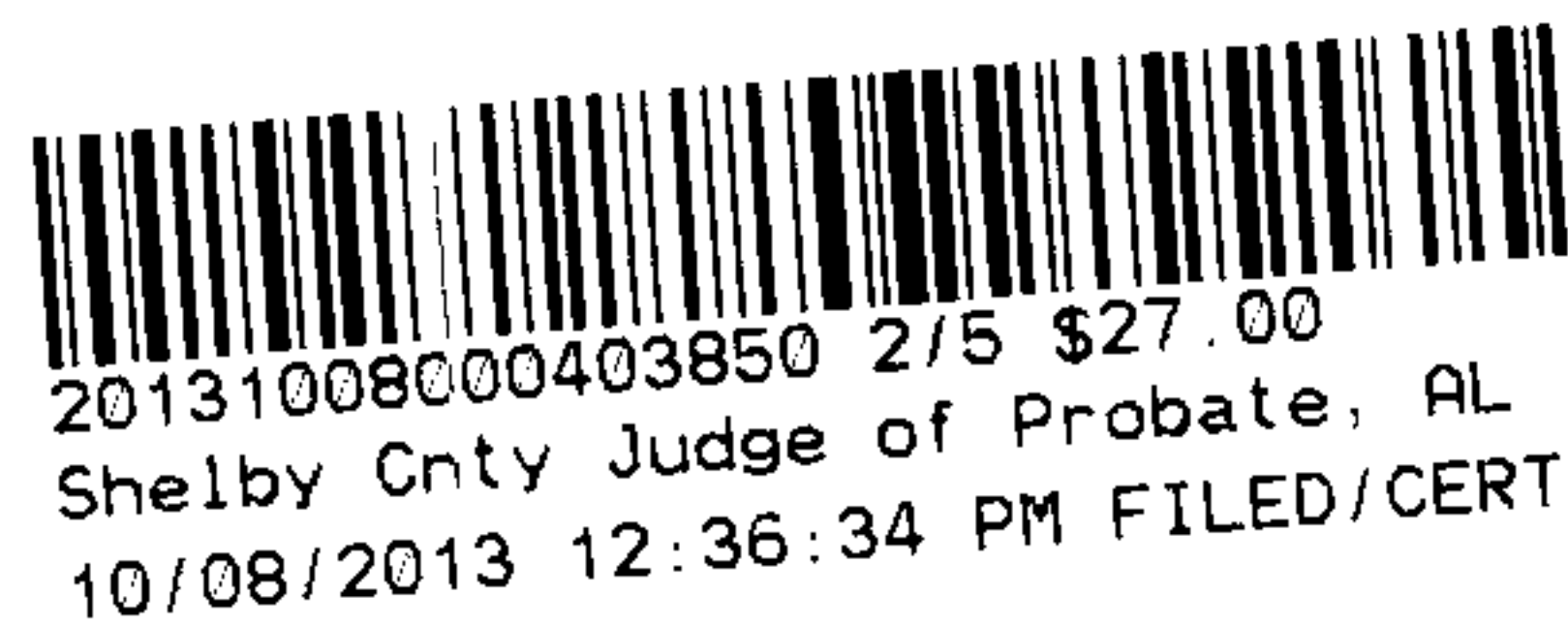
xmwril t

Lot 218, according to the Survey of Brook Highland 6th Sector 4th Phase, as recorded in Map Book 15, Page 106, in the Probate Office of Shelby County, Alabama.

Prior instrument reference: Document Number **20120308000081220** of the Public Records 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 5 day of August, 2013.

**WELLS FARGO BANK NA. S/B/M WELLS
FARGO BANK SOUTHWEST, NA F/K/A
WACHOVIA MORTGAGE, FSB, F/K/A
WORLD SAVINGS BANK FSB**

By:

Its:



Jeremy James Hardwick
VP Loan Documentation

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama. Commitment Number: 2967122

Send future tax bills to:
Servicelink
400 Corporation Drive
Aliquippa PA 15001

Recording Requested By & Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd R 2967122
Aliquippa, PA 15001


20131008000403850 3/5 \$27.00
Shelby Cnty Judge of Probate, AL
10/08/2013 12:36:34 PM FILED/CERT

State of California)

County of San Bernardino)

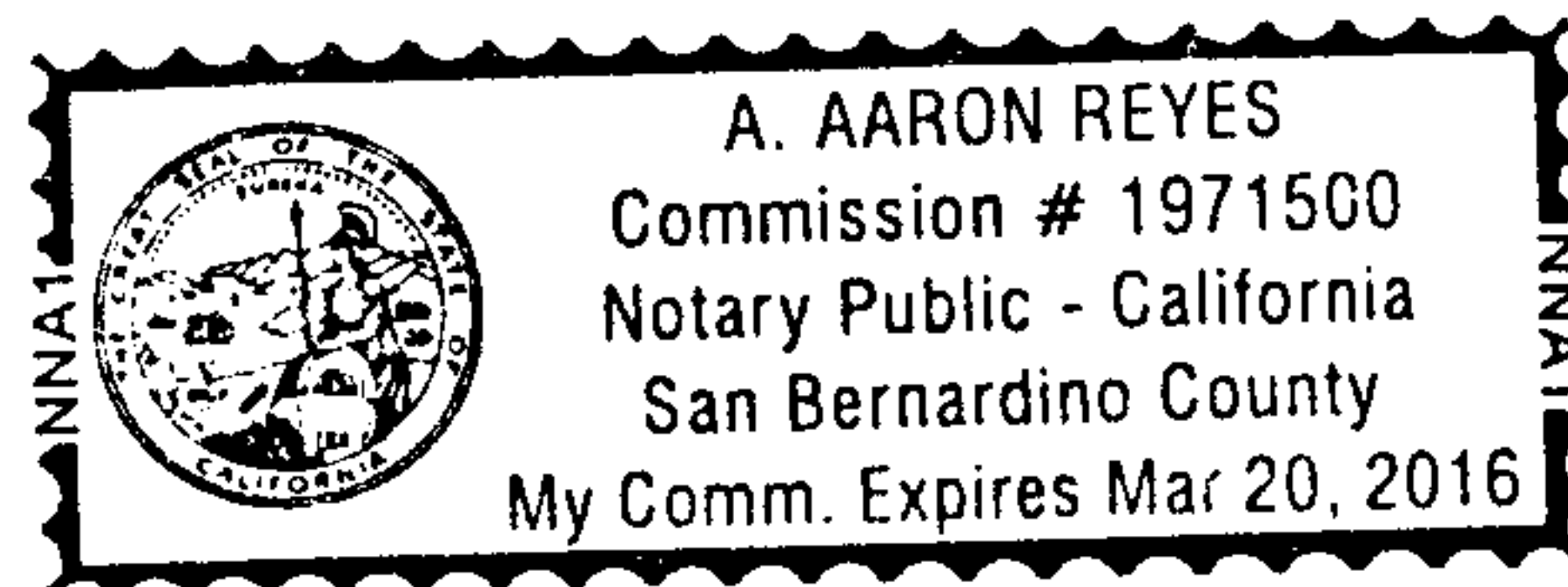
On August 5, 2013 before me A. Aaron Reyes Notary Public,

Personally appeared Jeremy James Hardwick,

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

A handwritten signature in black ink, appearing to read 'A. Aaron Reyes', written over a horizontal line.

(seal)

A Aaron Reyes

0408388999

20131008000403850 4/5 \$27.00
Shelby Cnty Judge of Probate, AL
10/08/2013 12:36:34 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 Bank N.A.
Mailing Address 8480 Stagecoach Circle
Frederick, MD 21701

Grantee's Name James T. Smith
Mailing Address 4137 Kesteven Dr.
Birmingham, AL 35242

Property Address 4137 Kesteven Dr.
Birmingham, AL 35242

Date of Sale 9/20/13

Total Purchase Price \$ 329,900.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



20131008000403850 5/5 \$27.00
Shelby Cnty Judge of Probate, AL
10/08/2013 12:36:34 PM FILED/CERT

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 9/30/13

Print Geoffrey Giancola

Unattested

[Signature]
(verified by)

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

Print Form

Form RT-1