



20131115000449730 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/15/2013 01:50:13 PM FILED/CERT

Loan No.: 0264126756
FHA Case #: 011-6513499-703
Our File No.: AL-90000759-12
Debtor: Brandy Terrell and Brandy Terrell and Brandy N Terrell and Samuel Terrell

When Recorded Return to:
Morris|Hardwick|Schneider, LLC
1 Independence Plaza
Suite 416
Birmingham, AL 35209

SPECIAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

THIS INDENTURE, made on the 3rd day of October, 2013 between Wells Fargo Bank, NA, (hereinafter referred to as "Grantor"), and the Secretary of Housing and Urban Development, whose address is c/o Michaelson, Conner and Boul, Inc., 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108 (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 621, according to the Survey of Forest Lakes, Sector 12, as recorded in Map Book 34 at Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.
Subject to all Restrictions, Reservations, Rights, Easements, Right-of-way, Provisions, Covenants, Terms, Conditions and Building set back lines of Record.

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 the Secretary of Housing and Urban Development, 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 officer as of the day and year first above written.

Wells Fargo Bank NA

By: 

Printed Name:: David Sigler

Title: Attorney-in-Fact

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

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 3 day of October, 2013


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
1 Independence Plaza
Suite 416
Birmingham, AL 35209



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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, NA

Grantee's Name: Secretary of Housing and Urban Development

Mailing Address: 2324 Overland Avenue
MAC#B6955-01C
Billings, MT 59102

Mailing Address: c/o Michaelson, Conner and Boul,
Inc., 4400 Will Rogers Parkway, Suite
300, Oklahoma City, OK 73108

Property Address: 310 Forest Lakes Drive
Sterrett, AL 35147-8159

Date of Sale: July 11, 2013

Total Purchase Price \$ 97,980.00
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 Foreclosure Bid Amount

☐ 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 10-3-13

Print Jacklyn Collier

Sign Jacklyn Collier
Grantee

Unattested
(verified by)



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