


Shelby County, AL 12/19/2013  
State of Alabama  
Deed Tax:\$114.50

**Document Prepared by:**  
**When Recorded Mail to:**  
Brooke Steinbach  
*Michaelson, Connor & Boul*  
5312 Bolsa Ave, Suite 200  
Huntington Beach, CA 92649  
FHA Case # 011-533785

  
20131219000485210 1/3 \$134.50  
Shelby Cnty Judge of Probate, AL  
12/19/2013 01:11:01 PM FILED/CERT

## QUITCLAIM DEED

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS that for One and No/100 (\$1.00) Dollar and other good and valuable consideration in hand paid to **The Secretary of Housing and Urban Development of Washington, D.C.**, as party of the first part, by **Wells Fargo Bank, N.A.**, as party of the second part, the receipt of which is hereby acknowledged, the party of the first part does hereby QUITCLAIM, BARGAIN, SELL AND CONVEY unto the said party of the second part, it's successors and assigns, subject to the provisions hereinafter contained, the following described real property situated in Shelby County, Alabama:

Lot 16, in Block 5, according to the Map of Indian Valley, 6th Sector, as recorded in Map Book 5, Page 118, in the Probate Office of Shelby County, Alabama.

Source of Title: Instrument # 20130920000380020 in the records of Shelby County Judge of Probate office  
**Commonly known as: 2441 Osceola Circle, Birmingham, AL 35244**  
**Tax ID # 29-12-08-33-0-000-047.000**

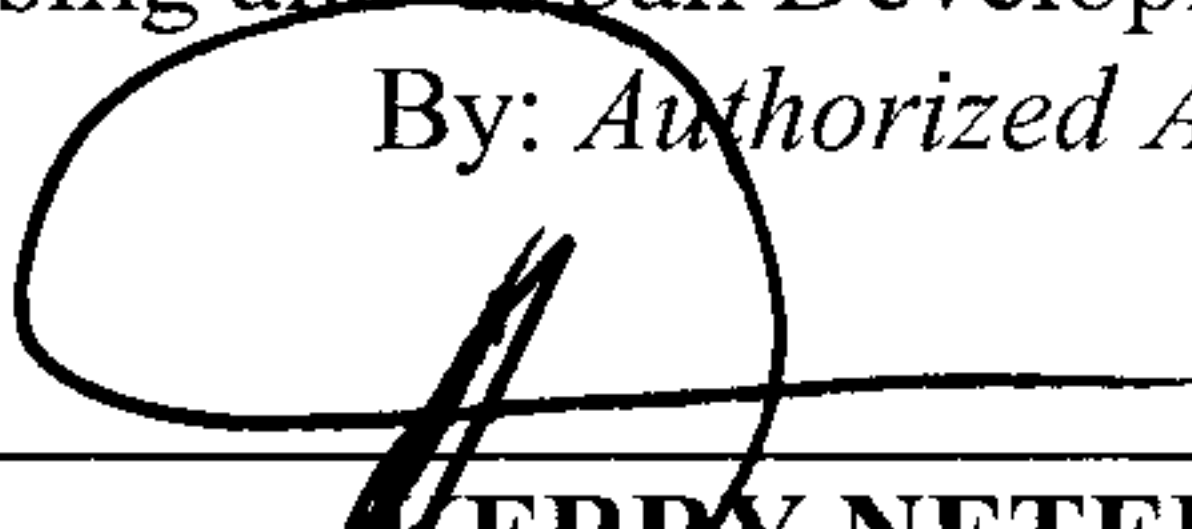
TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns, forever.

This Deed shall be **EFFECTIVE** the 10 day of December, 2013.

See Attached Execution and Notary Acknowledgement

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its undersigned officers, thereunto duly authorized, this the 10 day of Dec, 2013

Secretary of Housing and Urban Development  
By: *Authorized Agent*

  
**KERRY NETERER**  
By Delegation of Authority Published in the  
Federal Register, Doc. No.: FR-4837-D-57

State of CALIFORNIA ) ss

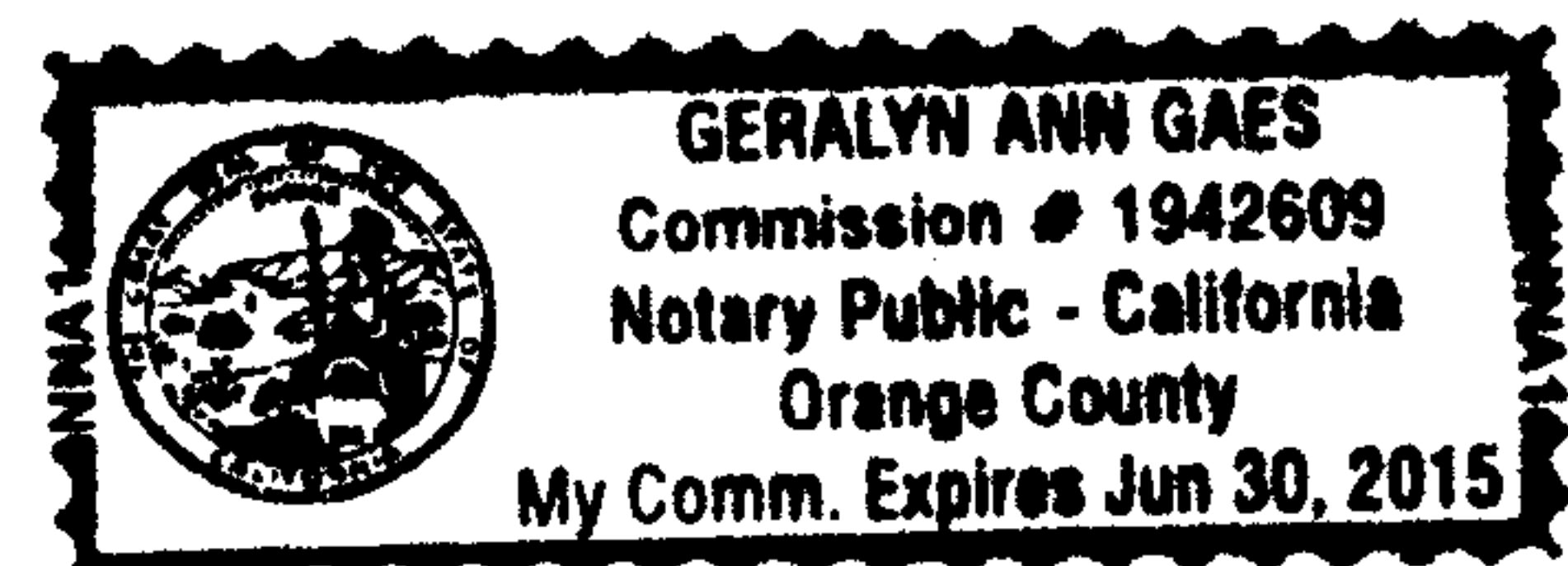
County of ORANGE )

**GERALYN ANN GAES**


On this 10 day of Dec, 2013, before me \_\_\_\_\_, the undersigned Notary Public, personally appeared **KERRY NETERER**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signatures on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument

WITNESS my hand and official seal

Signature *Geralyn Ann Gaes* (seal)



Grantee's Mailing Address:  
Send Tax Statements to:  
**Wells Fargo Bank NA**  
**1 Home Campus**  
**Des Moines, IA 50328**

  
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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 Secretary of Housing and Urban  
Mailing Address Development  
451 7th Street, SW  
Washington DC 20410

Grantee's Name Wells Fargo Bank NA  
Mailing Address 1 Home Campus  
Des Moines, IA 50328

Property Address 2441 Osceola Circle  
Birmingham, AL 35244

Date of Sale  
Total Purchase Price \$



20131219000485210 3/3 \$134.50  
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or  
Actual Value \$ 114,310.00

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  
☐ Sales Contract  
☐ Closing Statement

- ☐ Appraisal  
☒ Other Tax Assessor

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 12-10-13

Print \_\_\_\_\_

Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1