

When recorded mail to:  
LandCastle Title of AL  
1 Independence Plaza, Ste 416  
Birmingham, AL 35209  
ALQ-131100530S

  
20140102000000250 1/4 \$43.00  
Shelby Cnty Judge of Probate, AL  
01/02/2014 09:21:29 AM FILED/CERT

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STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

**SPECIAL WARRANTY DEED**

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

FOR and in CONSIDERATION OF \$98,000.00 and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned WELLS FARGO BANK, NA (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto RHONDA S. JOHNSON AND EDWARD L. JOHNSON (hereinafter referred to as the "Grantee") the following described real estate situated in the County of SHELBY, State of Alabama.

Lot 28, according to the Amended Map Savannah Pointe Sector IX, as recorded in Map Book 37, Page 51 A & B, in the Probate Office of Shelby County, Alabama.

Prior instrument reference: Instrument #20130621000341140 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 9 day of December, 2013.

Wells Fargo Bank, NA

By:   
Aaron Reyes  
Vice President Loan Documentation  
Its: \_\_\_\_\_

*Record sim w/mtg 28,400.00.*

Shelby County, AL 01/02/2014  
State of Alabama  
Deed Tax:\$20.00

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, NA**, 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.

**See Attached  
California  
Acknowledgment**

Notary Public

My commission expires: \_\_\_\_\_

Send future tax bills to:  
1121 Savannah Lane  
Calera, AL 35040

*[Handwritten Signature]*



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State of California )

County of San Bernardino )

On December 9, 2013 before me, Jeremy James Hardwick, Notary Public,

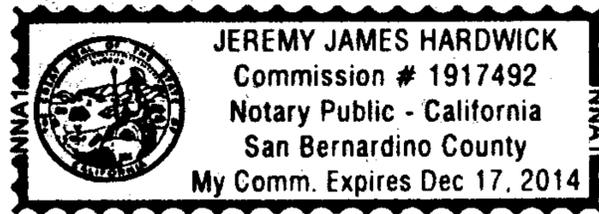
Personally appeared Aaron Reyes,

who 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/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person 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



PAS#0098419443  
1121 Savannah Lane  
Calera, AL 35040

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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  
Mailing Address 4480 Stagecoach Dr  
Frederick MD  
21701

Grantee's Name Rhonda + Edward  
Mailing Address Johnson  
5280 Stratte House Ln  
Pinson AL 35126

Property Address 1121 Savannah Lane  
Calera AL  
35040

Date of Sale 12-23-13  
Total Purchase Price \$ 98000.00  
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
- Sales Contract
- Closing Statement
- Appraisal
- Other

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 12-23-13

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

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

