

20140312000069070 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
03/12/2014 11:49:27 AM FILED/CERT

**Wells Fargo Bank, N.A. CM #: 309345**

**MORTGAGOR(S): STEPHEN KRAUSE AND JILLIANE T. KRAUSE**

Grantee's Address:  
Secretary of Housing and Urban Development  
c/o Michaelson, Connor & Boul  
4400 Will Rogers Parkway  
Suite 300  
Oklahoma City, OK 73108-183

STATE OF ALABAMA )

COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Dollars (\$500.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Wells Fargo Bank, N.A.**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Housing and Urban Development, his Successors and Assigns**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 6, according to the Survey of Canyon Park Townhomes, as  
recorded in Map Book 19, Page 19, in the Probate Office of Shelby  
County, 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.

**\*309345\* \*SWD\* \*B**

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 17<sup>th</sup> day of January, 2014.

**WELLS FARGO BANK, N.A.**

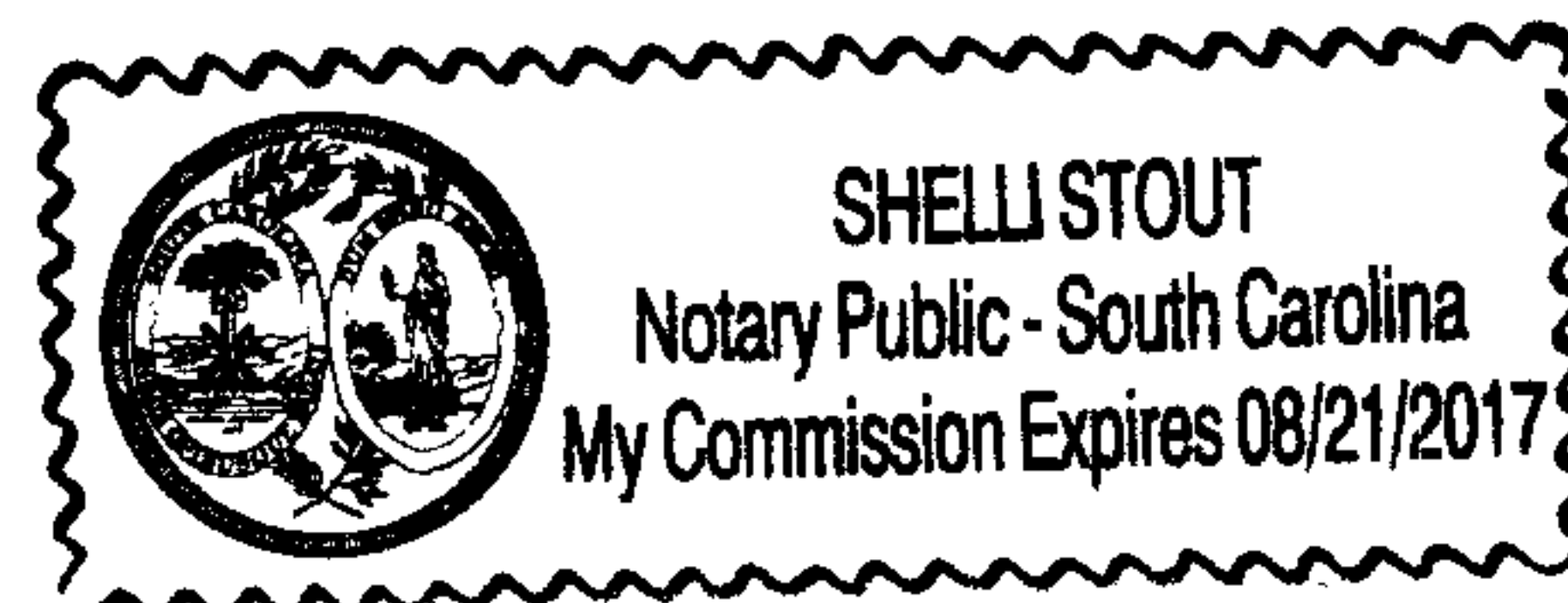
By: Meagan Allison Hess  
Meagan Allison Hess  
Vice President Loan Documentation  
Wells Fargo Bank, NA  
01/17/2014

*State of South Carolina*

*County of York*

*The foregoing instrument was acknowledged before me this January 17, 2014 by Meagan Allison Hess, Vice President Loan Documentation; who is personally known [X] or produced Driver's License as identification [ ]; of Wells Fargo Bank, N.A., a national banking association, on behalf of the association.*

Shell Stout  
Notary Public  
My commission expires: 08/21/2017



THIS INSTRUMENT PREPARED BY:

Ginny Rutledge  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
P. O. Box 55727  
Birmingham, AL 35255-5727

\*309345\* \*SWD\* \*B

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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	<u>Wells Fargo Bank, N.A.</u> <u>c/o Wells Fargo Bank, N.A.</u>	Grantee's Name	<u>Secretary of Housing and Urban Development</u>
Mailing Address	<u>MAC # X2505-01A</u> <u>1 Home Campus</u> <u>Des Moines, IA 50328</u>	Mailing Address	<u>4400 Will Rogers Parkway</u> <u>Suite 300</u> <u>Oklahoma City, OK 73108-183</u>
Property Address	<u>110 Canyon Trail</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>01/17/2014</u>
		Total Purchase Price	<u>\$80,230.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Foreclosure Deed
<input type="checkbox"/> 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.

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 3/11/2014

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

Print Derick Hunt, title specialist

Sign   
(Grantor/Grantee/Owner/Agent) circle one



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