

This instrument was prepared by:

Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Edwin B. Lumpkin, Jr.
100 Metro Parkway
Pelham AL 35124

LIMITED WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that **WELLS FARGO BANK, N.A.** ("Grantor"), for and in consideration of ONE HUNDRED FIFTY FIVE THOUSAND DOLLARS AND NO/100 (\$155,000.00) and other and valuable consideration, to Grantor paid by **Edwin B. Lumpkin, Jr.** ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee the following described real property:

See EXHIBIT A attached hereto and incorporated herein by this reference (the "Property")

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

THIS CONVEYANCE IS SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2014.
2. All statutory and equitable rights of redemption.
3. All easements, restrictions, reservations, encumbrances and other matters appearing of record.
4. Zoning and building laws, rules, regulations and ordinances.
5. Matters that would be disclosed by an accurate survey of the Property.

TO HAVE AND TO HOLD to the said Grantee and its successors and assigns in fee simple forever.

THE SALE AND CONVEYANCE OF THE PROPERTY IS "AS-IS," "WHERE-IS" "WITH ALL FAULTS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. GRANTOR DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, REGULATIONS, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY HEREBY WAIVED BY GRANTEE.

IN WITNESS WHEREOF, Grantor has caused this conveyance to be duly executed this 4 day of April, 2014.

WELLS FARGO BANK, N.A.

By: Mary Rassias
Name: MARY RASSIAS
Its: Asst. Vice President

STATE OF New Jersey
COUNTY OF Morris)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that MARY RASSIAS, whose name as Asst. Vice President of WELLS FARGO BANK, N.A. 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 the conveyance, he/she as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of April, 2014.

Kathy E. Wilcox

Notary Public

My Commission Expires:



Kathy E Wilcox
Notary Public
New Jersey

My Commission Expires 10-25-16

20140411000106030 2/4 \$178.00
Shelby Cnty Judge of Probate: AL
04/11/2014 11:31:36 AM FILED/CERT


EXHIBIT A
LEGAL DESCRIPTION

A tract of land in the SE 1.4 of Section 25, Township 19 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southeast corner of Section 25, Township 19 South, Range 3 West; thence run westerly along the South line of said quarter-quarter section 639.70 feet; to the point of beginning; thence continue along said course 225.38 feet; thence 121 degrees 20 minutes 03 seconds right 164.00 feet; thence 6 degrees 14 minutes 57 seconds right 49.49 feet; thence 96 degrees 05 minutes 03 seconds right 170.10 feet; thence 58 degrees 19 minutes 23 seconds right 63.23 feet to the point of beginning.

LESS AND EXCEPT any portion of subject property lying within a road right of way.

Situated in Shelby County, Alabama.


20140411000106030 3/4 \$178.00
Shelby Cnty Judge of Probate, AL
04/11/2014 11:31:36 AM FILED/CERT

20140411000106030 4/4 \$178.00
Shelby Cnty Judge of Probate: AL
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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, National Association	Grantee's Name	Edwin B. Lumpkin Jr.
Mailing Address		Mailing Address	100 Metro Parkway Pelham AL 35124
Property Address	Pelham, AL	Date of Sale	April 07, 2014
		Total Purchase Price	\$155,000.00
		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)

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

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 of 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 April 04, 2014

Print Edwin B. Lumpkin Jr.

☐ Unattested

(verified by)

Sign Edwin B. Lumpkin Jr.
(Grantor/Grantee/Owner/Agent) circle one