

Loan No.: 0303998496  
FHA Case #: 011-6876360 729  
Our File No.: AL-90000053-13  
Debtor: Virgil P. Blake and Linda G. Shockley

**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 27<sup>th</sup> day of March, 2014 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:

Commence at the Southwest corner of the SE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Section 21, Township 19 South, Range 1 East, and run thence Westerly along the South boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section 410 feet to the point of beginning of the tract herein described; thence North and parallel with the East boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section 1320 feet to the North boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section; thence West along the North boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section 280 feet; thence South and parallel with the East boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section 1320 feet to the South boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section; thence East along the South boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section 280 feet to the point of beginning.

Less and Except the following described property: Commence at the Northeast corner of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama, and proceed North 89 deg. 59 min. 04 sec. West along the North boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  for a distance of 420.12 feet to the point of beginning of herein described parcel of land; thence South 0 deg. 09 min. 13 sec. east 155.79 feet; thence South 89 deg. 08 min. 29 sec. West 279.83 feet; thence North 0 deg. 09 min. 13 sec. West 155.79 feet; thence North 89 deg. 08 min. 29 sec. East 279.63 feet back to the point of beginning.

Subject to a 25 foot easement being more particularly described as follows: Commence at the Northeast corner of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama and proceed North 89 deg. 59 min. 04 sec. West along the North boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  for a distance of 420.12 feet; thence South 0 deg. 09 min. 13 sec. East 155.79 feet; thence South 89 deg. 08 min. 29 sec. West 254.53 feet to the point of beginning of easement; thence South 0 deg. 09 min. 13 sec. East along the East boundary of said easement for a distance of 1108.17 feet to a point on the North right of way boundary of Old Highway 280; thence South 89 deg. 50 min. 47 sec. West along right of way boundary of said road for a distance of 15.00 feet; thence North 0 deg. 09 min. 13 sec. West along West boundary of said easement for a distance of 1108.17 feet; thence North 89 deg. 08 min. 29 sec. East for a distance of 25.00 feet, back to the point of beginning of easement. All being situated in Shelby County, Alabama.



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 27 day of March, 2014.

Jackson Soc Carter  
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

Assessed Value: \$187,660.00  
Property: 4850 Old Hwy 280  
Westover, AL 35747  
Wells Fargo Bank: P.O. Box 10335  
Des Moines, IA 50306  
Transaction Date: 3/27/14

