


INVESTOR NUMBER: 020795947

Wells Fargo Bank, N.A. CM #: 322227
MORTGAGOR(S): CHARLES DAVID VARNER

Please Send Tax Notices to:
Wells Fargo Bank, N.A.
MAC # X2505-01A
1 Home Campus
Des Moines, IA 50328


20140812000250960 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/12/2014 08:38:05 AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for other good and valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc.**, does hereby grant, bargain, sell, and convey unto Grantee, **Federal Home Loan Mortgage Corporation**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Unit 1302, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of The Horizon Condominium Association, Inc. is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

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 deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 30 day of MAY, 2014.

**WELLS FARGO BANK, N.A. SUCCESSOR BY
MERGER TO WELLS FARGO HOME
MORTGAGE, INC.**

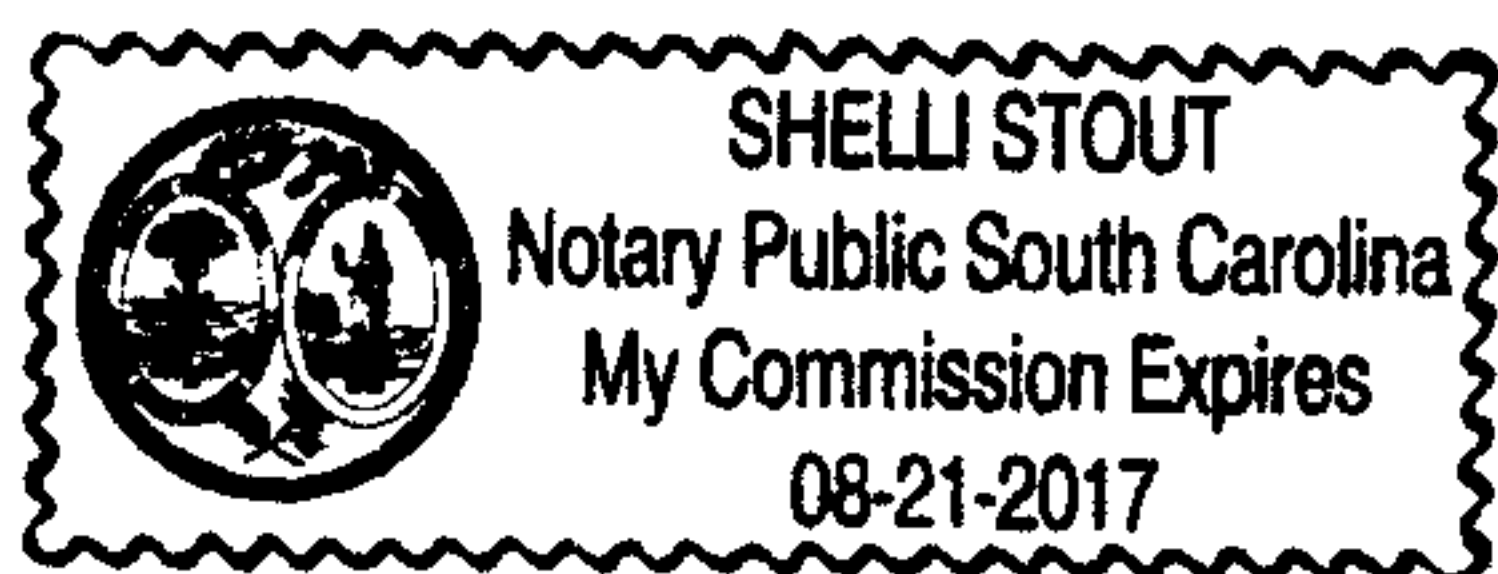
By: James Gormley
Its: VP OF LOAN DOCUMENTATION
JAMES GORMLEY

STATE OF SC)

COUNTY OF York)

I, Shelli Stout, a Notary Public in and for said County in said State, hereby certify that James Gormley whose name as VP LOAN DOCUMENTATION of Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., 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 VP LOAN DOCUMENTATION and with full authority, executed the same voluntarily for and as the act of said banking entity.

Given under my hand this the 30th day of MAY, 2014.



Shelli 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

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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, N.A.
successor by merger to Wells
Fargo Home Mortgage, Inc.

Grantee's Name Federal Home Loan Mortgage
Corporation

Mailing Address c/o Wells Fargo Bank, N.A.
MAC # X2505-01A
1 Home Campus
Des Moines, IA 50328

Mailing Address 5000 Plano Parkway
Carrollton, TX 75010

Property Address 1302 Morningside Drive,
Unit 1302
Birmingham, AL 35242

Date of Sale May 30, 2014

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$55,500.00

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 Assessor's Market Value

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 7-31-14

Print Amy Spurlock Allen, foreclosure specialist

☐ Unattested

(verified by)

Sign

Amy Spurlock Allen
(Grantor/Grantee/Owner/Agent) circle one



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