

20140829000272050 1/3 \$35.50
Shelby Cnty Judge of Probate, AL
08/29/2014 10:38:18 AM FILED/CERT

Document Prepared by:
When Recorded Mail to:
Brooke Steinbach
Michaelson, Connor & Boul
5312 Bolsa Ave, Suite 200
Huntington Beach, CA 92649
FHA Case # 011-533785

QUITCLAIM DEED

STATE OF ALABAMA

COUNTY OF ~~Jefferson~~ *Shelby*

KNOW ALL MEN BY THESE PRESENTS that for One and No/100 (\$1.00) Dollar and other good and valuable consideration in hand paid to **The Secretary of Housing and Urban Development of Washington, D.C.**, as party of the first part, by **Wells Fargo Bank NA**, as party of the second part, the receipt of which is hereby acknowledged, the party of the first part does hereby QUITCLAIM, BARGAIN, SELL AND CONVEY unto the said party of the second part, it's successors and assigns, subject to the provisions hereinafter contained, the following described real property situated in ~~Jefferson~~ *Shelby* County, Alabama:

Lot 16, in Block 5, according to the Map of Indian Valley, 6th Sector, as recorded in Map Book 5, Page 118, in the Probate Office of Shelby County, Alabama.

Source of Title: Instrument# 20140507000137460 in the records Jefferson County Judge of Probate office
Commonly known as: 2441 Osceola Circle, Birmingham, AL 35244
Tax ID # 105160002041000

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns, forever.

This Deed shall be **EFFECTIVE** the 1st day of August, 2014.

See Attached Execution and Notary Acknowledgement

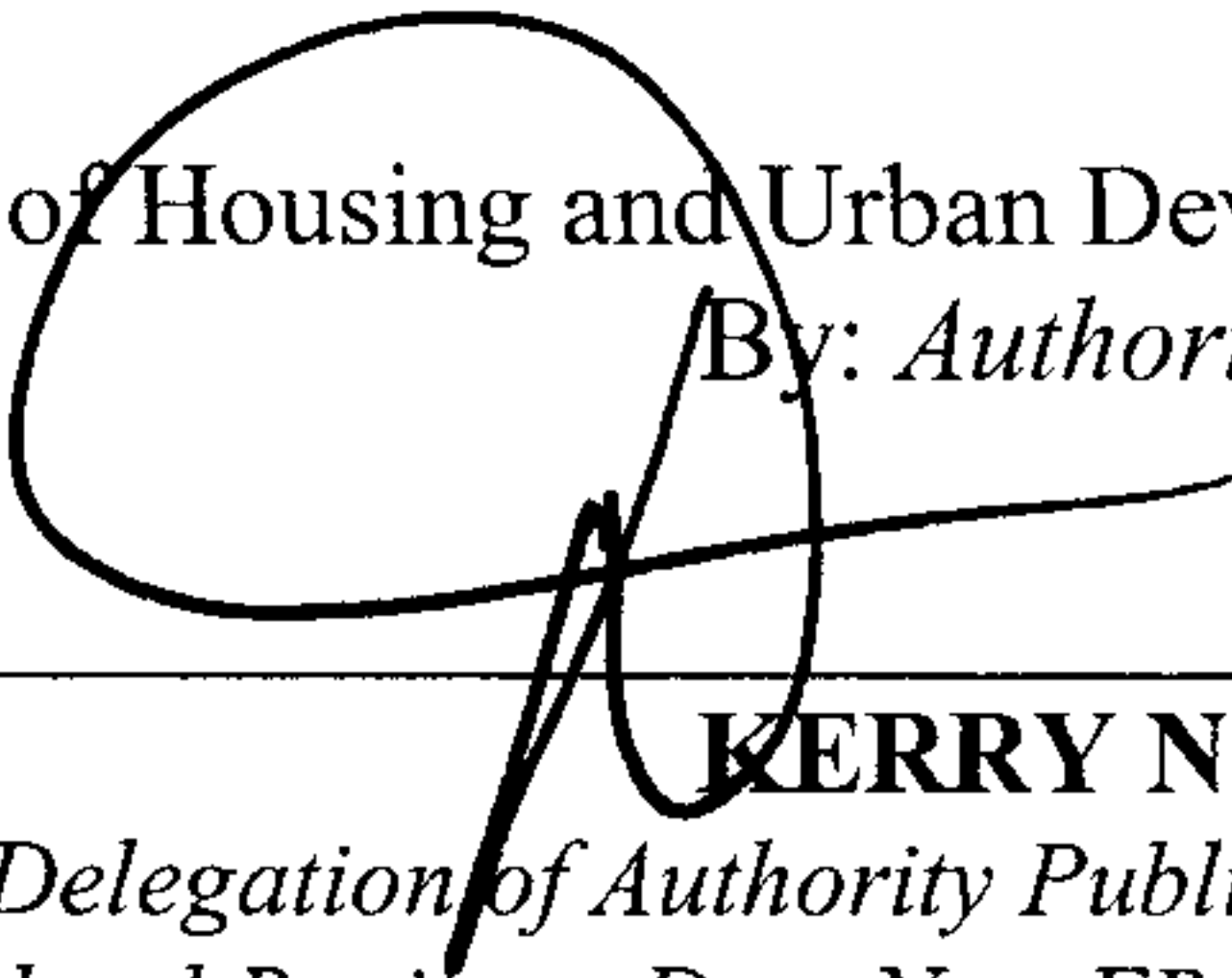
Shelby County, AL 08/29/2014
State of Alabama
Deed Tax: \$15.50



20140829000272050 2/3 \$35.50
Shelby Cnty Judge of Probate, AL
08/29/2014 10:38:18 AM FILED/CERT

IN WITNESS WHEREOF, the grantor has caused these presents to be executed
by its undersigned officers, thereunto duly authorized, this the 1st day of
August, 2014

Secretary of Housing and Urban Development
By: *Authorized Agent*


KERRY NETERER
By Delegation of Authority Published in the
Federal Register, Doc. No.: FR-4837-D-57

State of CALIFORNIA) ss

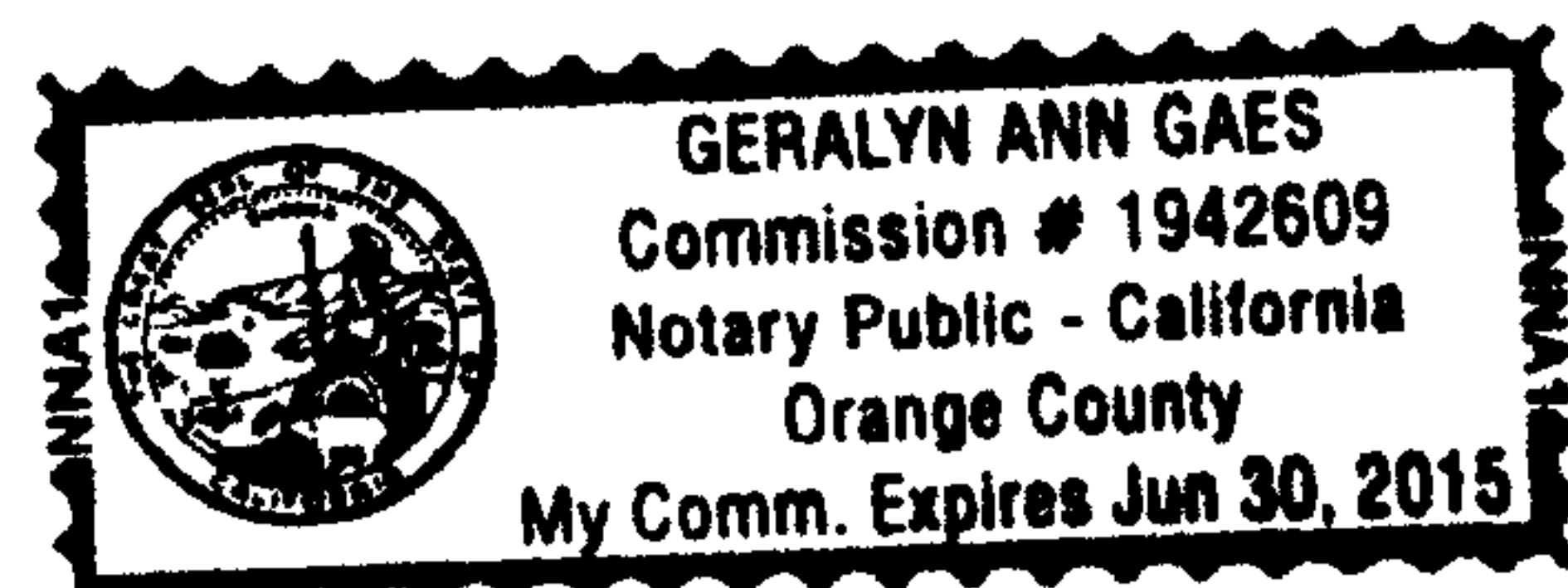
County of ORANGE)

GERALYN ANN GAES

On this 1st day of August, 2014, before me _____, the
undersigned Notary Public, personally appeared **KERRY NETERER**, personally known to me
(or 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 executed the same in his authorized
capacity, and that by his signatures on the instrument the person, or the entity upon behalf of
which the person acted, executed the instrument

WITNESS my hand and official seal

Signature Geraldyn Ann Gaes (seal)



Grantee's Mailing Address:

Send Tax Statements to:

Wells Fargo Bank NA

1 Home Campus

Des Moines, IA 50325

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Secretary of HUD
Mailing Address 451 7th Street, SW
Washington DC 20410


Grantee's Name Wells Fargo Bank NA
Mailing Address 1 Home Campus
Des Moines, IA 50328

Property Address 2441 Osceola
Birmingham, AL 35244

Date of Sale 8/1/2014
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 15140.00


20140829000272050 3/3 \$35.50
Shelby Cnty Judge of Probate, AL
08/29/2014 10:38:18 AM FILED/CERT

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 assessors office

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 8-1-14

Print KERRY NETERER
AUTHORIZED AGENT

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1