


Loan No.: 0375578259
FHA Case #: 011-7003508-703
Our File No.: AL-90001765-13
Debtor: Michelle M. Cohill and Joseph Lee Green, Jr.

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


20141003000310230 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/03/2014 08:16:20 AM FILED/CERT

THIS INDENTURE, made on the 6th day of June, 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:

A parcel of land in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of Lot 39 of Woodland Hills, First Phase, Third Sector, as recorded in Map Book 6, Page 7 in the Probate Office of Shelby County, Alabama; thence run West along the South line of said Lot 168.89 feet radial to a point on a clockwise curve on the Easterly right of way Oak Street; said curve having delta angle of 05 degrees 40 minutes 41 seconds and a radius of 305.03 feet; thence run Southerly along the arc of said curve 30.23 feet; thence continue tangent to curve, along said right of way 140.89 feet to the point of beginning, thence continue last course 10.00 feet to the point of a clockwise curve having a delta angle of 32 degrees 47 minutes 05 seconds and a radius of 199.97 feet; thence run along the arc of said curve 114.42 feet to the point of a counterclockwise curve having a delta angle of 90 degrees 00 minutes 00 seconds a radius of 25.00 feet; thence run along the arc of said curve 39.27 feet; thence continue tangent to said curve and Southeast along the North right of way of Hickory Street 126.48 feet; thence turn left 100 degrees 17 minutes 00 seconds and run Northeast 200.73 feet; thence turn left 20 degrees 30 minutes 31 seconds and run North 35.90 feet; thence turn left 91 degrees 59 minutes 32 seconds and run West 160.03 feet to the point of beginning.

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 6th day of June, 20 14

NOTARY PUBLIC

Gillian K. K. K.

**My Commission Expires
April 29, 2018**

My Commission Expires: _____

This instrument prepared by:
David Sigler, Esq.
Morris|Hardwick|Schneider, LLC
1 Independence Plaza
Suite 416
Birmingham, AL 35209

20141003000310230 2/3 \$21.00
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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, NA

Grantee's Name: Secretary of Housing and Urban Development

Mailing Address: 2324 Overland Avenue
MAC#B6955-01C
Billings, MT 59102

Mailing Address: C/O Michaelson, Connor & Boul
4400 Will Rogers Parkway Suite 300
Oklahoma City, OK 73108

Property Address: 137 Oak Street
Maylene, AL 35114-6035

Date of Sale: January 16, 2014



20141003000310230 3/3 \$21.00
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Total Purchase Price \$ 88,040.00

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)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☒ Other Foreclosure Bid Amount

☐ 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 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 _____

Print _____

Unattested
(verified by)

Sign _____
Grantee