

-Above this line reserved for official use only-

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF **\$115,000.00 (One Hundred Fifteen Thousand Dollars and Zero Cents)** and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **Wells Fargo Bank, N.A.**, (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **Juanita Joan Schropp**, single, (hereinafter referred to as the "Grantee") the following described real estate situated in the County of Shelby, State of Alabama.

All that certain parcel of land situate in the County of Shelby and State of Alabama, being known as follows: Lot 66, according to the Survey of Savannah Pointe, Section II, Phase III, as recorded in Map Book 29, Page 13, in the Office of the Judge of Probate of Shelby County, Alabama.

Prior instrument reference: Document Number **20140211000039360** of the Public Records of the Shelby County probate office of Shelby County, State of Alabama

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 conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Shelby County, AL 11/20/2014
State of Alabama
Deed Tax: \$23.00


20141120C00365920 1/3 \$43.00
Shelby Cnty Judge of Probate, AL
11/20/2014 02:19:06 PM FILED/CERT

Executed on this September 16, 2014.

Wells Fargo Bank, N.A.



By: Aaron Reyes

Its: VP Loan Documentation

State of California)

County of San Bernardino)

On September 16, 2014, before me Juana C. Martinez, Notary Public,

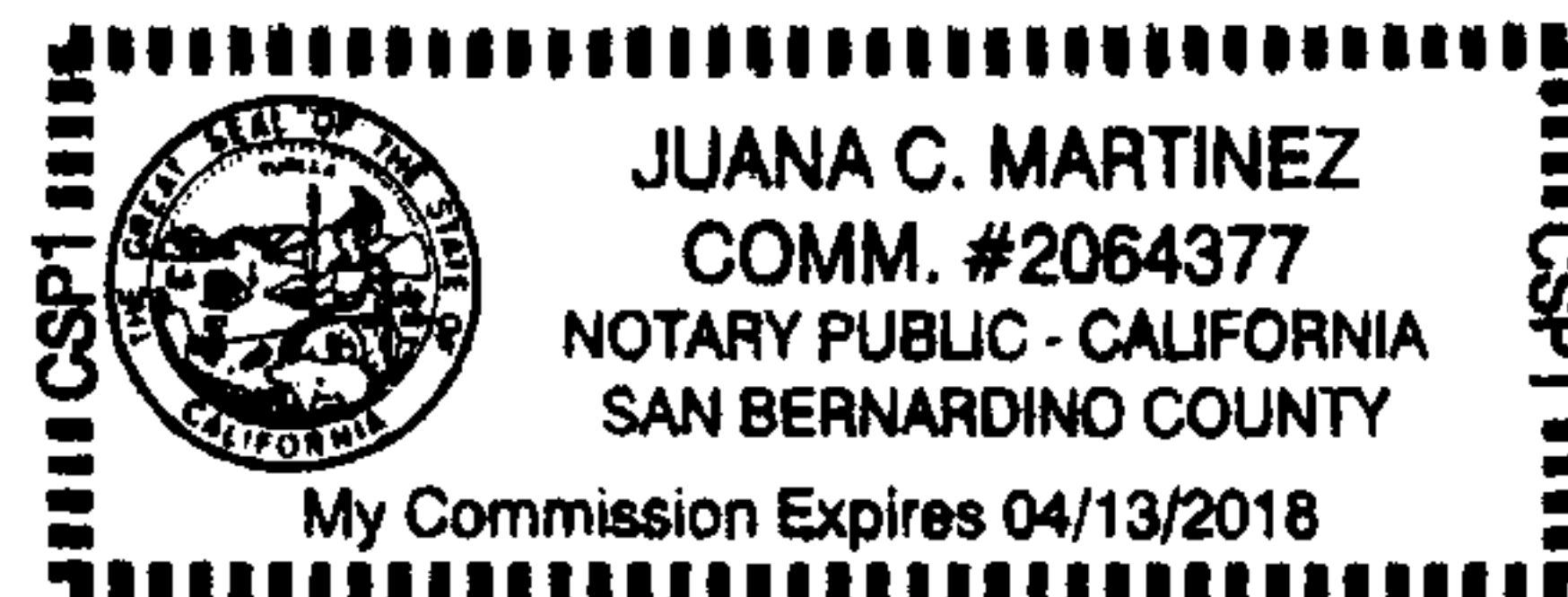
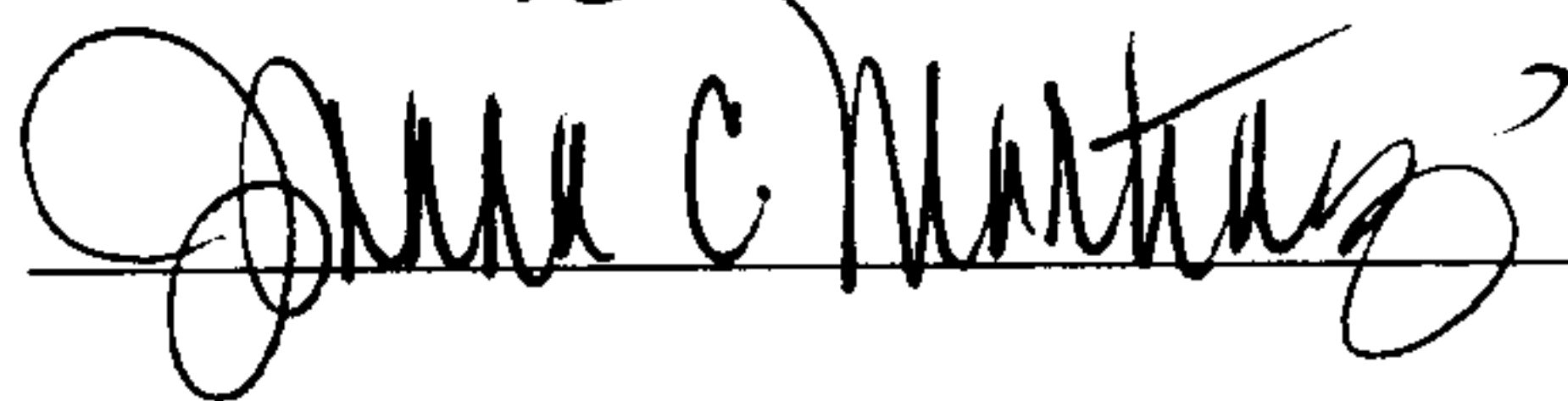
Personally appeared Aaron Reyes,

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is subscribed to the within instrument and acknowledged to me that ~~he~~he/she/they executed the same in ~~his~~his/her/their authorized capacity~~(ies)~~, and that by ~~his~~his/her/their signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

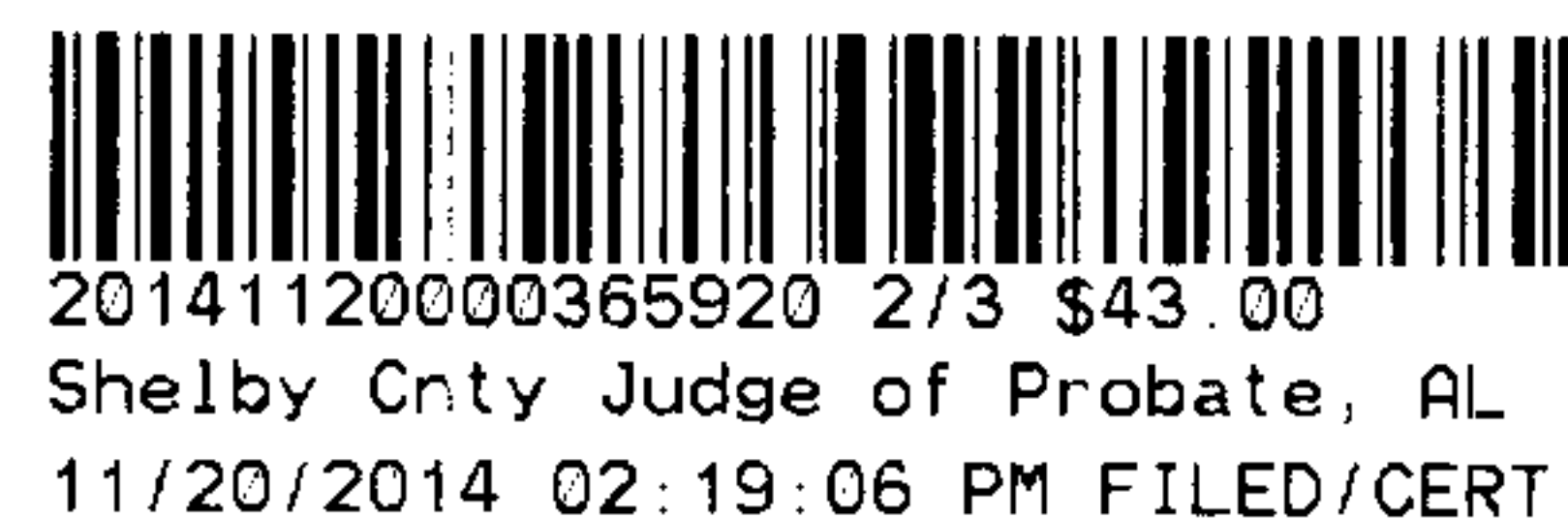


This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama. Commitment Number: 3244159

Send future tax bills to:

Juanita Joan Schropp
159 CHARLTON LANE, CALERA, AL 35040



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.
Mailing Address 8480 Stagecoach Circle,
Frederick, MD 21701

Grantee's Name Juanita Joan Schropp
Mailing Address 159 CHARLTON LANE,
CALERA, AL 35040

Property Address 159 CHARLTON LANE, CALERA,
AL 35040

Date of Sale 10/3/2014
Total Purchase Price 115,000.00
or
Actual Value \$ n/a
or
Assessor's Market Value \$ n/a

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

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 9/16/2014

Print Aaron Reyes VP Loan Documentation 9/16/14

Unattested


(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one

Form RT-1


2014112000365920 3/3 \$43.00
Shelby Cnty Judge of Probate, AL
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