


Loan No.: 0219246626
FHA Case #: 011-670222 8-703
Our File No.: AL-90001230-12
Debtor: Sandra Alston and Estate of James Alston Sr.

When Recorded Return to:
Morris|Hardwick|Schneider, LLC
1 Independence Plaza
Suite 416
Birmingham, AL 35209


20150107000007330 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/07/2015 12:36:38 PM FILED/CERT

SPECIAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

THIS INDENTURE, made on the 17th day of May, 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 part of the Southeast quarter of the Southwest quarter (SE $\frac{1}{4}$ of SW $\frac{1}{4}$) of Section 24, Township 21 South, Range 1 West, more particularly described as follows:

Commencing at the Northeast corner of the said Southeast quarter of the Southwest quarter (SE $\frac{1}{4}$ of SW $\frac{1}{4}$) of Section 24, Township 21 South, Range 1 West, and run along the North line of said forty acres, South 89°00' West for a distance of 808.0 feet; thence turn an angle of 90°00' to the left and run South 1°00' East along the East side of Moon and Rabren and Fulton lots for a distance of 610.0 feet to the point of beginning of the lot herein described and conveyed; thence turn an angle of 90°00' to the right and run South 89°00' West along the South boundary of said Fulton lot for a distance of 208.4 feet thence turn an angle of 90°00' to the left and run South 1°00' East for a distance of 50.0 feet; thence turn an angle of 90° to the right and run South 89°00' West for a distance of 54.4 feet; thence turn an angle of 90°00' to the left and run South 1°00' East for a distance of 95.0 feet to the Northwest corner of the Edwin L. Joiner and Martha B. Joiner lot as described in that deed recorded in the Probate Office of Shelby County, Alabama in deed book 225 at page 334; thence turn an angle of 90°00' to the left and run thence North 89°00' East along the North boundary of said Joiner lot for a distance of 262.80 feet; thence turn an angle of 90°00' to the left and run thence North 1°00' West for a distance of 145.0 feet to the point of beginning. Said Lot fronting on Pine Hill Drive.

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 13 day of May, 2014

NOTARY PUBLIC

My Commission Expires MY COMMISSION EXPIRES JUNE 15, 2014

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



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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: 210 Pinehill Drive
Columbiana, AL 35051-9321

Date of Sale: June 28, 2013

Total Purchase Price \$ 73,130.00
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 01/04/2015

Print Erica Caver

Sign Erica Caver
Grantee

Unattested

(verified by)



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