

-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 **\$75,500.00 (Seventy Five Thousand Five Hundred 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 **GILAD OZ**, (hereinafter referred to as the "Grantee") the following described real estate situated in the County of Shelby, State of Alabama.

Lot 14, Block 2, according to the survey of Wildewood Village, First Addition, as recorded in Map Book 8, Page 38 in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed from Wells Fargo Bank, N.A. by and through Aaron Nelson, as member of AMN Auctioneering, LLC, as Auctioneer to Wells Fargo Bank, N.A., as described in Inst. No. 20130916000373680, Dated 09/06/2013, Recorded 09/16/2013 in Shelby County Records.

Prior instrument reference: **20130916000373680** Document Number, of the Public Records 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. Executed on this July 14, 2014.

Wells Fargo Bank, N.A.



By: Aaron Reyes

Its: VP Loan Documentation

State of California)

County of San Bernardino)

On July 14, 2014, before me Juana C. Martinez, Notary Public,

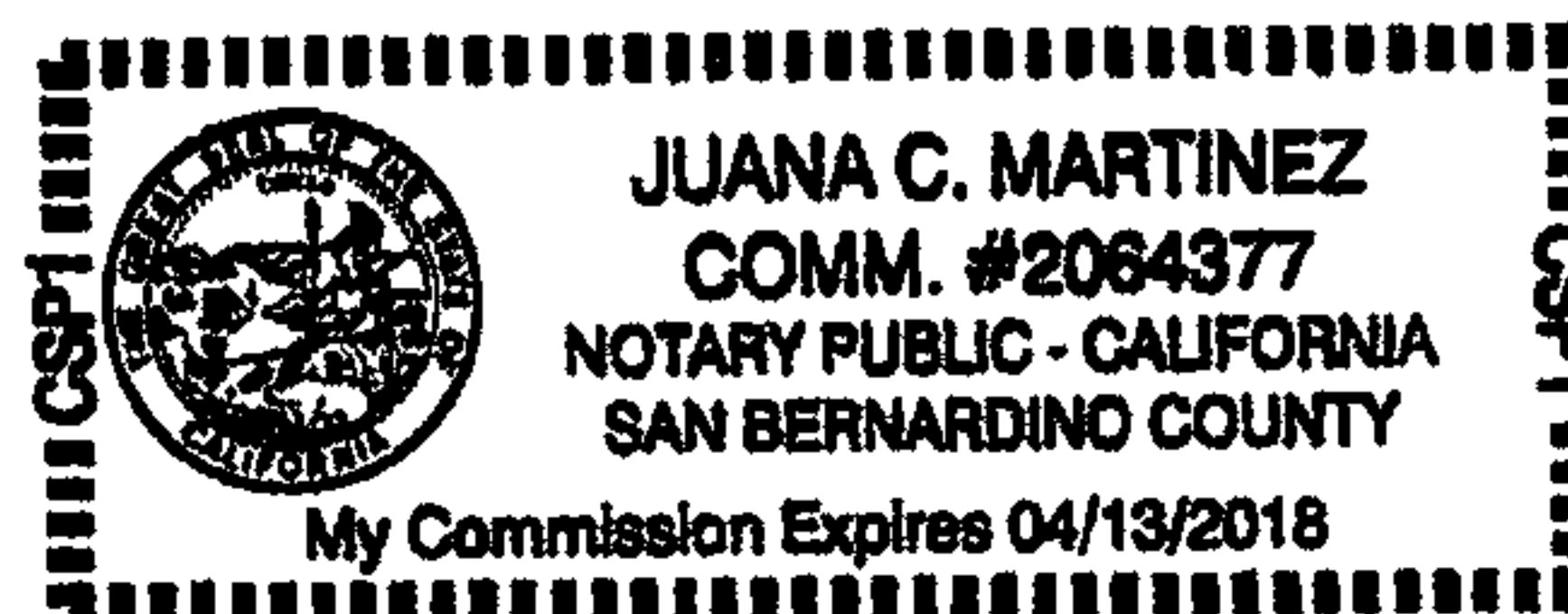
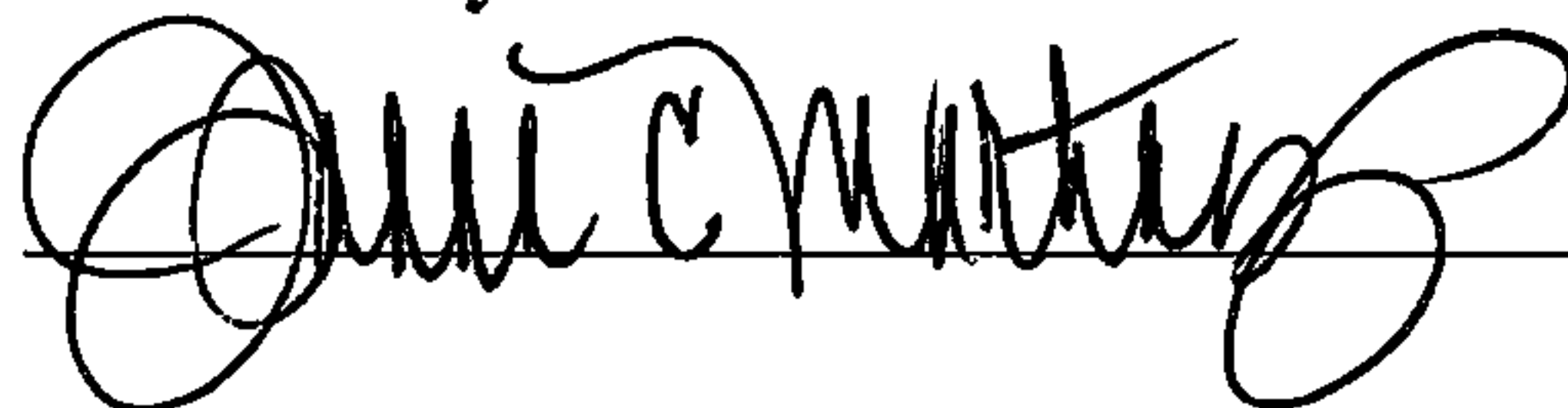
Personally appeared Aaron Reyes,

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/are subscribed to the within instrument and acknowledged to me that he~~/she/they~~ executed the same in his~~/her/their~~ authorized capacity~~(ies)~~, and that by 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: 3215490

Send future tax bills to:

GILAD OZ

3430 WILDEWOOD DRIVE PELHAM AL 35124

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 GILAD OZ
Mailing Address 3430 WILDEWOOD DRIVE
PELHAM AL 35124

Property Address 3430 WILDEWOOD DRIVE
PELHAM AL 35124
20150120000020410
01/20/2015 02:26:24 PM
DEEDS 3/3

Date of Sale 7/7/2014
Total Purchase Price \$75,500.00
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 July 14, 2014

Print Aaron Reyes VP Loan Documentation

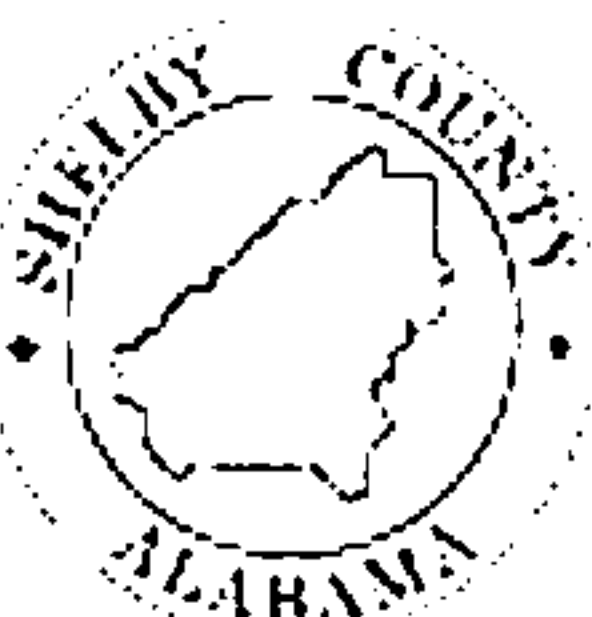
Unattested


(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/20/2015 02:26:24 PM
\$95.00 CHERRY
20150120000020410



Form RT-1