Wells Fargo Bank, N.A. CM #: 273960

MORTGAGOR(S): TIMOTHY LAGGY AND ARMANDA HENDERSON

Grantee's Address:
Secretary of Housing and Urban Development
c/o Michaelson, Connor & Boul
4400 Will Rogers Parkway
Suite 300
Oklahoma City, OK 73108-183

20150219000052450 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
02/19/2015 10:41:17 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, Wells Fargo Bank, NA, does hereby grant, bargain, sell, and convey unto Grantee, The Secretary of Housing and Urban Development, his Successors and Assigns, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

A parcel of land situated in the West 1/2 of the Northwest 1/4 of Section 21, Township 21 South, Range 3 West, Shelby County Alabama described as follows: Commence at the Southeast corner of the Northwest 1/4 of Northwest 1/4 of said Section 21; thence run South 78 degrees 25 minutes 17 seconds West a distance of 170.3 feet to an iron pin on the Westerly right of way of Shelby County Highway number 17 and the Point of Beginning; thence run South 61 degrees 41 minutes 27 seconds West a distance 239.8 feet to an iron pin; thence run North 28 degrees 18 minutes 33 seconds West a distance of 105.0 feet to an iron pin; thence run North 56 degrees 31 minutes 35 seconds East a distance of 277.4 feet to an iron pin on the Westerly right of way of said highway; thence Southeasterly along said right of way a distance of 135 feet to the Point of Beginning being situated in Shelby County, 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 30th day of October, 2013.

WELLS FARGO BANK, NA

Jameca M. Rambert

Vice President Loan Documentation

Wells Fargo Bank, N.A.

10/30/2013

State of SOUTH CAROLINA

County of YORK

20150219000052450 2/3 \$21.00

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The foregoing instrument was acknowledged before me this October 30, 2013 by Jameca M. Rambert, Vice President Loan Documentation who is personally known [] or produced Drivers License as identification [X]; of Wells Fargo Bank, N.A. a National Banking association, on behalf of the association.

Notary Public

My commission expires 101612017

Notary Public - South Carolina My Commission Expires
October 16, 2017

DORIS R PHILLIPS

THIS INSTRUMENT PREPARED BY:

Ginny Rutledge Sirote & Permutt, P.C. 2311 Highland Avenue South P. O. Box 55727 Birmingham, AL 35255-5727

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 Secretary of Housing and Urban Grantee's Name Grantor's Name Wells Fargo Bank, NA Development c/o Wells Fargo Bank, N.A. Mailing Address 4400 Will Rogers Parkway Mailing Address MAC # X2505-01A Home Campus Suite 300 Oklahoma City, OK 73108-183 Des Moines, IA 50328 Property Address 10484 Highway 17 Date of Sale 10/30/2013 Maylene, AL 35114 Total Purchase Price \$95,204.90 Actual Value \$ 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 Deed 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. 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). Print Derick Hunt, title specialist Date 2/13/2015 Sign Unattested (Grantor/Grantee/Owner(Agent) circle one (verified by)

> 20150219000052450 3/3 \$21.00 Shelby Cnty Judge of Probate, AL 02/19/2015 10:41:17 AM FILED/CERT