Loan No.: 0213076854

FHA Case #: 011-6248245-703 Our File No.: AL-90001142-13

Debtor: Rachel Argo and Rachel Argo and Rachel Argo

When Recorded Return to:

Morris|Hardwick|Schneider, LLC

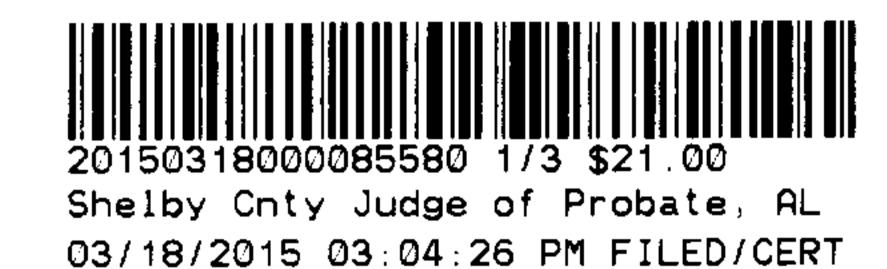
1 Independence Plaza

Suite 416

Birmingham, AL 35209

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY



THIS INDENTURE, made on the 25th day of February, 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:

Lots 3, 4, and 5, in Block B, according to the Plat of Wilmont Subdivision as recorded in Map Book 3, Page 124, in the Office of the Judge of Probate of Shelby County, Alabama. This legal description references Parcel I.D. # 36-2-9-2-1-11.000 & 36-2-9-2-1-11.002. Parcel I.D. Number 36-2-9-2-1-11.000

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 attorney-in-fact as of the day and year first above written.

Wells Fargo Bank, NAy

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 Attomey-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 attorney-in-fact 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 35 day of February, 2014.

Given under my hand and seal of office this 35 day of February, 2014.

Given under my hand and seal of office this 35 day of February, 2014.

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: June 15, 2016 BONDED THRU NOTARY PUBLIC UNDERWRITERS

This instrument prepared by:

David Sigler, Esq. Morris|Hardwick|Schneider, LLC Independence Plaza Suite 416 Birmingham, AL 35209

20150318000085580 2/3 \$21.00

Shelby Cnty Judge of Probate, AL 03/18/2015 03:04:26 PM FILED/CERT

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:	285 Ewing Street	Date of Sale: October 9, 2013	
	Montevallo, AL 35115-7975	Total Purchase or Actual Valu or Assessor's Marke	\$ ie \$
-	or actual value claimed on this form mentary evidence is not required)	n can be verified in the follo	wing documentary evidence: (check one)
[] Bill of Sal	le	[] Appraisal	
[] Sales Con	tract	[X] Other <u>Foreclosu</u>	re Bid Amount
[] Closing St	tatement		
If the conveyance do is not required.	cument presented for recordation conta	ins all of the required informat	ion referenced above, the filing of this form
mailing address.	mailing address - provide the name of the		eying interest to property and their current
	e physical address of the property being		nterest to property is being conveyed.
	e on which interest to the property was		
Total purchase price offered for record.	- the total amount paid for the purchase	e of the property, both real and	personal, being conveyed by the instrument
			real and personal, being conveyed by the licensed appraiser or the assessor's current
the property as deter	•	th the responsibility of valuing	et value, excluding current use valuation, of property for property tax purposes will be
ŕ			document is true and accurate. I further the penalty indicated in Code of Alabama
Date 02/24/2	05_	Print Fine Co	WW.
Unattested _	(verified by)	Sign 2/11 Grantee	aus

