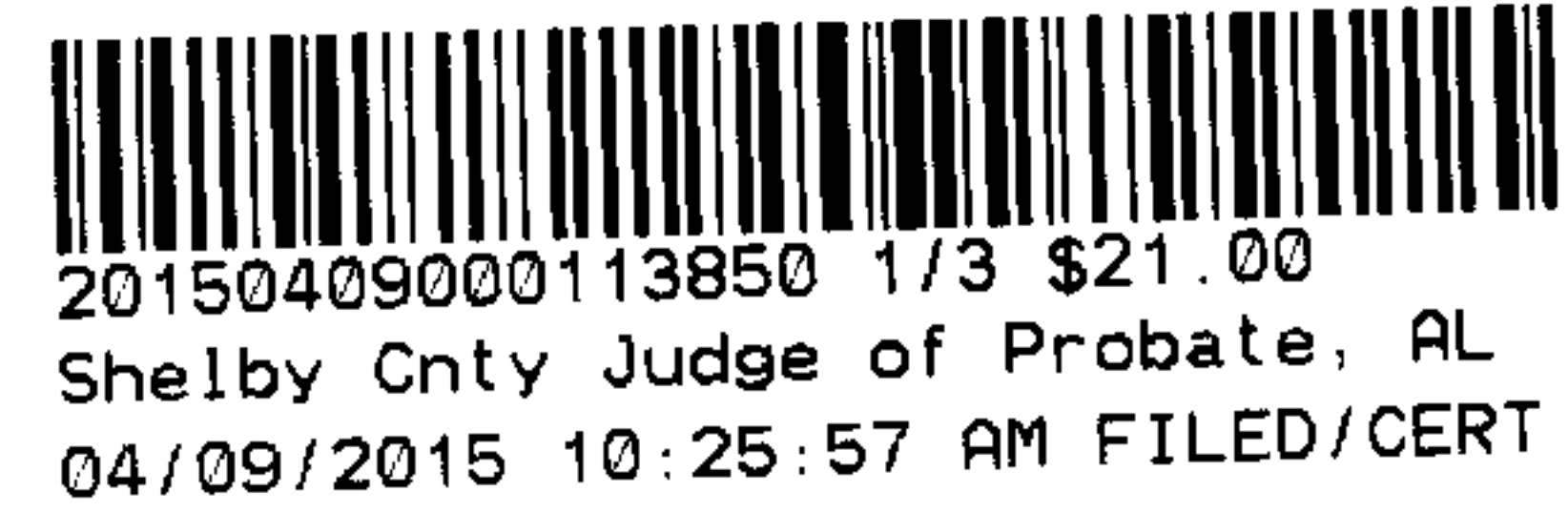


This instrument prepared by:
David Sigler, Esq.
Morris|Schneider|Wittstadt, LLC
1 Independence Plaza
Suite 416
Birmingham, AL 35209

When Recorded Return to:
David Sigler, Esq.
Morris|Schneider|Wittstadt, LLC
1303 Hightower Trail, Suite 315
Sandy Springs, GA 30350

STATE OF Wisconsin)
COUNTY OF Milwaukee)



SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 29 th day of January, 2015 between Wells Fargo Bank, N.A., (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 parcel of land being situated in the SW 1/4 of the SW 1/4 of Section 24, Township 21 South, Range 1 West, in Shelby County, Alabama, and being described as follows: Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 24, Township 21 South, Range 1 West; thence North 00 degrees 24 minutes 12 seconds East along the West line of said 1/4-1/4 Section a distance of 530.46 feet to the Northerly right of way line of Sterrett Street (30 foot right of way); thence North 87 degrees 17 minutes 42 seconds East and run along said right of way a distance of 140.12 feet; thence North 87 degrees 32 minutes 50 seconds East and along said right of way run a distance of 140.00 feet to the point of beginning, thence continue along the last described course a distance of 104.93 feet; thence North 00 degrees 30 minutes 29 seconds East and leaving said right of way run a distance of 335.00 feet; thence South 87 degrees 32 minutes 50 seconds West and run a distance of 104.93 feet; thence South 00 degrees 30 minutes 29 seconds West and run a distance of 335.00 feet to the point of beginning. Together with and subject to non-exclusive easement for ingress, egress, and utilities over and across the West 25 feet of above described property. Situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING: Ad Valorem taxes that may be due now or subsequent hereto; any applicable zoning ordinances; easements, reservations, restrictions, right of ways and set back lines of record; and mining and mineral rights not owned by the Grantors.

TO HAVE AND TO HOLD, the said property hereinabove described, together with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said Grantee, his successors and assigns, in FEE SIMPLE; and the said Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through and under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused this indenture to be executed in its name and on its behalf under seal by its undersigned officials as of the day and year first above written.

[Handwritten Signature]

Wells Fargo Bank, N.A.

Print Name: Kathleen Wilson

Title: V.P.

STATE OF Wisconsin
COUNTY OF Milwaukee

Kathleen Wilson


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, N.A., 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 29th day of January, 2015.

[Handwritten Signature]
NOTARY PUBLIC

My Commission Expires: 4-10-18

**Nicholas Abbott
NOTARY PUBLIC
STATE OF WISCONSIN**


20150409000113850 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
04/09/2015 10:25:57 AM 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 N.A.
Mailing Address P.O. Box 1992
San Bernardino CA 92408

Grantee's Name Secretary of Housing + Urban Development
Mailing Address 4400 Will Rogers Parkway
Suite 308
Oklahoma City OK 73108

Property Address 110 East Sterrett Street
Columbiana AL 35051

Date of Sale January 29 2015

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 92,870.00



20150409000113850 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
04/09/2015 10:25:57 AM FILED/CERT

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 Deed in Lieu of Foreclosure

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 4-6-2015

Print Damon Whiting

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1