

Grantees address and @
Send Tax Notice To:
WALTER R. ADAMS AND
MELANIE ADAMS,
339 EMERALD LANE
CHELSEA, AL 35043

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 **\$223,000.00** and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WACHOVIA MORTGAGE CORPORATION** (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **WALTER R. ADAMS AND MELANIE ADAMS, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT TO SURVIVORSHIP** (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **SHELBY**, State of Alabama.

LOT 5, ACCORDING TO THE MAP AND SURVEY OF EMERALD PARC PHASE II, AS RECORDED IN MAP BOOK 32, PAGE 65, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.


Prior instrument reference: Instrument No. 20140715000215320 (Corrective Foreclosure Deed), of the Public Records of the **SHELBY** County Probate Office of **SHELBY** County, State of Alabama.

Prior instrument reference: Instrument No. 20140429000126840 (Foreclosure Deed), of the Public Records of the **SHELBY** County Probate Office 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 **March 13, 2015**.

**WELLS FARGO BANK, N.A., SUCCESSOR
BY MERGER TO WACHOVIA MORTGAGE
CORPORATION**


By: Aaron Reyes
Its: VP Loan Documentation

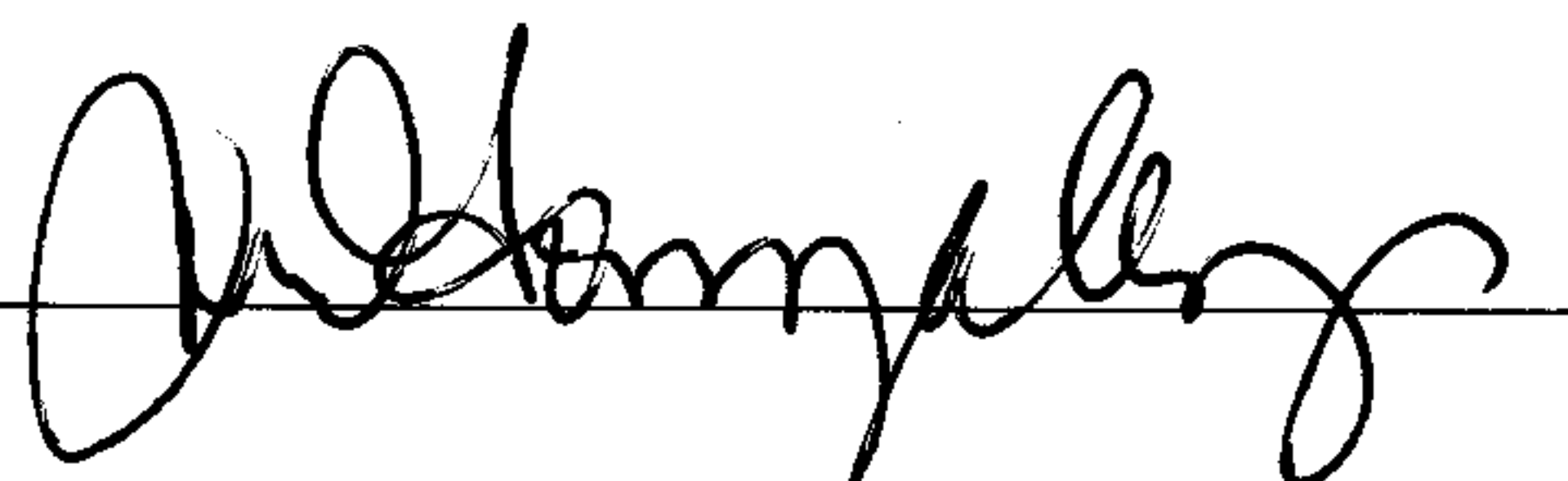
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Bernardino)

On March 13, 2015 before me, Flor Gonzalez, 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 



(Seal)

Prepared by:
LYNN BYRD, Attorney at Law
29 PINEVILLE ROAD
MONROEVILLE, AL 36461

Send future tax bills to:
WALTER R. ADAMS AND MELANIE ADAMS
339 EMERALD LANE
CHELSEA, AL 35043

Return to:
Stewart Title Company
601 Canyon Drive #100
Coppell Tx 75019 (73)

When Recorded Return to:
STEWART TITLE GUARANTY
601 CANYON DR, STE 100
COPPELL, TX 75019

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
Mailing Address 8480 STAGE COACH CIRCLE
FREDERICK, MD 21701

Grantee's Name Walter R & Melanie Adams
Mailing Address 339 Emerald Lane
Chelsea, AL 35043

Property Address 339 Emerald Lane
Chelsea, AL 35043

Date of Sale 03/13/2015
Total Purchase Price \$ 223000.00

or
Actual Value \$

20150413000118630 04/13/2015 03:56:47
PM DEEDS 4/4

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
☒ 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 4-3-2015



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/13/2015 03:56:47 PM
\$246.00 CHERRY
20150413000118630

Print

Tamara Bell - Post Closing Associate
For Stewart Title Company

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1