

Grantees address and to
Send Tax Notice To:
ROBERTA J. JOHNSON
752 3RD STREET NE
ALABASTER, AL 35007

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STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF **\$85,000.00** and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **WELLS FARGO BANK, NA SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC.** (hereinafter referred to as the "Grantor"), does hereby grant, bargain, sell, and convey unto **ROBERTA J. JOHNSON, A SINGLE PERSON**, (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **SHELBY**, State of Alabama.

LOT 22, ACCORDING TO THE SURVEY OF WHITESTONE TOWNHOMES, PHASE ONE, AS CORRECTED AND RE-RECORDED IN MAP BOOK 20, PAGE 125, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Prior instrument reference: **Instrument No. 20141209000385870**, 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 April 15, 2015.

**WELLS FARGO BANK, NA
SUCCESSOR BY MERGER TO WELLS
FARGO HOME MORTGAGE, INC.**

**20150430000141330 04/30/2015
11:28:38 AM DEEDS 2/3**

By: Jeremy Hardwick
VP Loan Documentation

Its: _____

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)

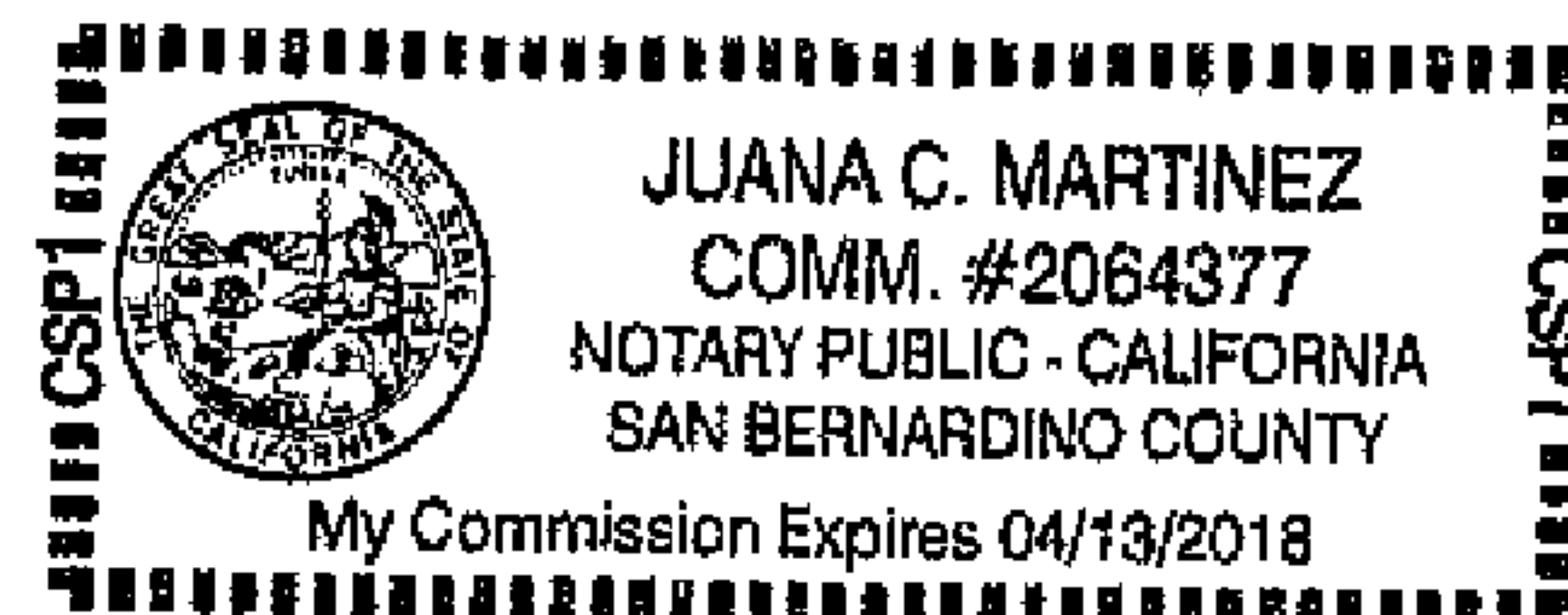
On 04/15/15 before me, Juana C. Martinez Notary Public,
personally appeared Jeremy Hardwick, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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

Juana C. Martinez



(Seal)

Prepared by:
LYNN BYRD, ATTORNEY AT LAW
29 PINEVILLE ROAD
MONROEVILLE, AL 36461

Send future tax bills to:
ROBERTA J. JOHNSON
752 3RD STREET NE
ALABASTER, AL 35007

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

220-AL-V3

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 Roberta Johnson J. (TB)
Mailing Address _____

Property Address 752 3RD STREET NE,
Vestavia, AL
ALABASTER, AL

Date of Sale 03/12/2015

Total Purchase Price \$ 85000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

20150430000141330 04/30/2015

11:28:38 AM DEEDS 3/3

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 3-12-15

Print Roberta Johnson

Unattested _____

Sign _____

(verified by) _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fairmister, Probate Judge,
County Clerk
Shelby County, AL
04/30/2015 11:28:38 AM
\$105.00 CHERRY
20150430000141330



Form RT-1