

20150616000200820  
06/16/2015 10:27:09 AM  
DEEDS 1/4

**Send Tax Notice To:**  
KELSEY C. MANLEY  
AND ROSS R. MANLEY  
4849 WINNEBAGO DR  
HOOVER, AL 35244

---

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 **\$200,000.00** and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **WELLS FARGO FINANCIAL ALABAMA, INC.** (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **KELSEY CROYLE MANLEY AND ROSS RICHARD MANLEY, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **SHELBY**, State of Alabama.

**LOT 11, ACCORDING TO THE SURVEY OF OAK GLEN, FIRST SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 104, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Prior instrument reference: **Instrument No. 20140910000283600** of the Public Records of the **JUDGE OF PROBATE** of **SHELBY** County, State of Alabama.

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and

administrators shall warrant and defend the same to the said GRANTEES, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

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 **05/29/2015**

**WELLS FARGO BANK, N.A., AS  
ATTORNEY IN FACT FOR WELLS  
FARGO FINANCIAL ALABAMA, INC.**

A handwritten signature in black ink, appearing to read 'AR Reyes', is written over a horizontal line.

By: **Aaron Reyes**  
Vice President Loan Documentation

Its:

**20150616000200820 06/16/2015 10:27:09 AM DEEDS 2/4**

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.

20150616000200820 06/16/2015 10:27:09 AM DEEDS 3/4

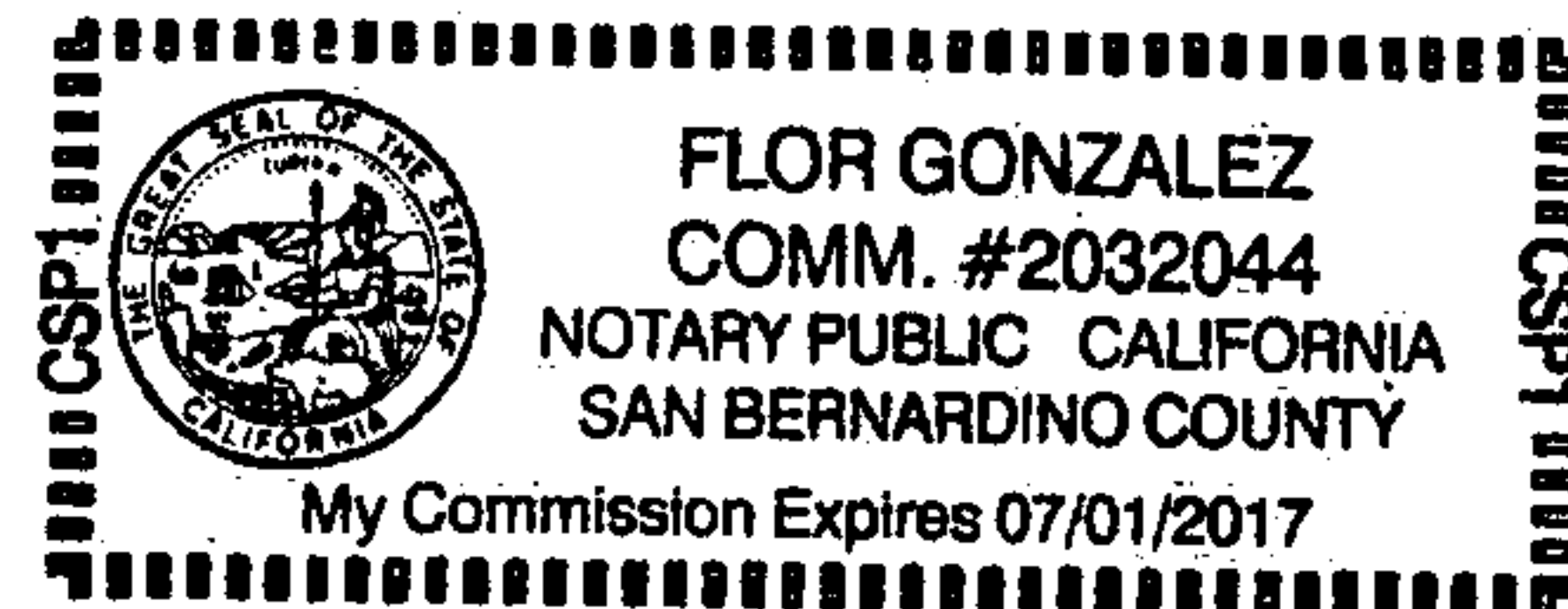
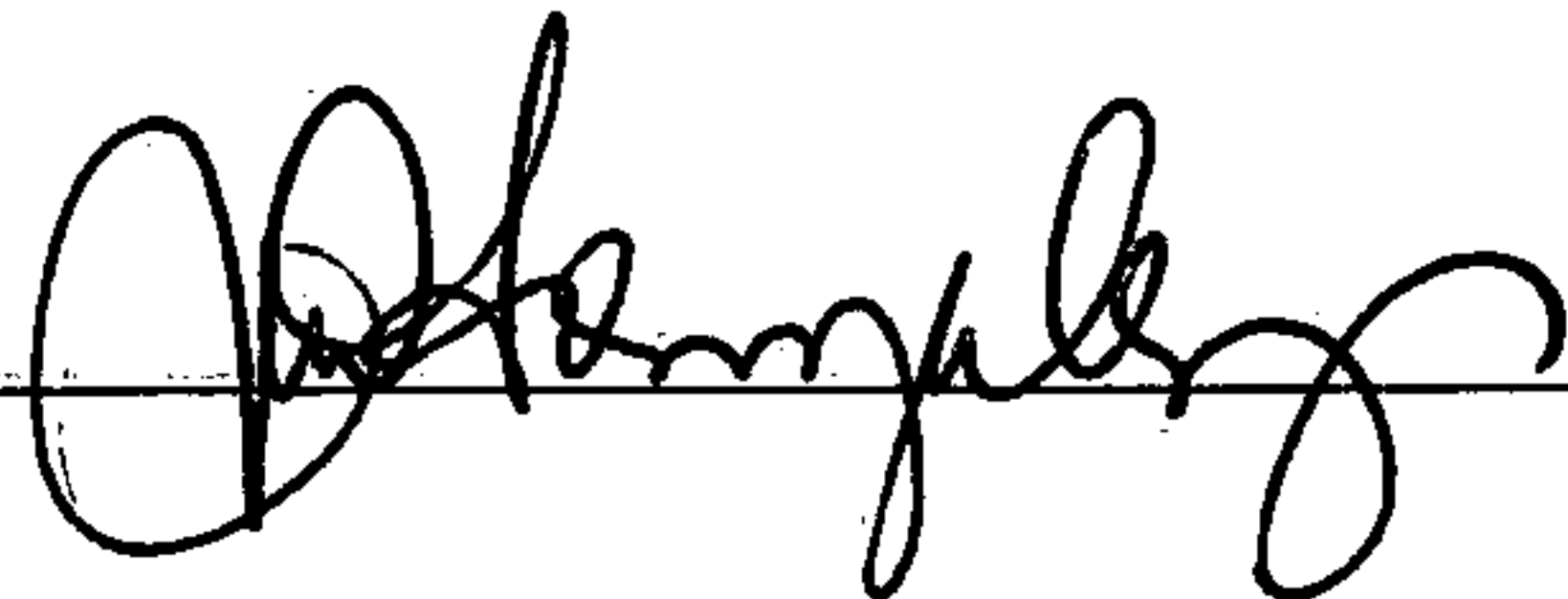
State of California )  
County of San Bernardino )

On May 29, 2015 before me, Flor Gonzalez Notary Public \_\_\_\_\_,  
personally appeared Paron 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:  
KELSEY C. MANLEY  
AND ROSS R. MANLEY  
4849 WINNEBAGO DR  
HOOVER, AL 35244

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 Financial Alabama  
Mailing Address 8480 Stagecoach Circle  
Frederick, MD 21701

Grantee's Name Kelsey Manley & Ross Manley  
Mailing Address 4849 Winnebago Drive  
Hoover, AL 35244

Property Address 4849 Winnebago Drive  
Hoover, AL 35244

Date of Sale 05/29/2015

Total Purchase Price \$ 200,000

or

Actual Value

\$

or

Assessor's Market Value \$

20150616000200820

06/16/2015 10:27:09 AM

DEEDS 4/4

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 6-4-15



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Jr., Probate Judge,  
County Clerk  
Shelby County, AL  
06/16/2015 10:27:09 AM  
\$223.00 CHERRY  
20150616000200820

Print Chayla Cain

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1