

20150702000224150
07/02/2015 02:55:16 PM
DEEDS 1/4

Grantees address and
Send Tax Notice To: 
CORY POTAPOWICZ
1903 LAKELAND TRAIL
HELENA, AL 35080

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 **\$139,000.00**, and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **WELLS FARGO BANK, NA, SUCCESSOR BY MERGER TO WACHOVIA BANK, NA** (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **CORY POTAPOWICZ, A SINGLE PERSON** (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **SHELBY**, State of Alabama.

LOT 20, ACCORDING TO THE SURVEY OF SUNNYBROOK SUBDIVISION, FIRST ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 1, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Prior instrument reference: **20140723000226030** of the Public Records of the **JUDGE OF PROBATE** 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 **04/21/2015**.

WELLS FARGO BANK, NA, SUCCESSOR
BY MERGER TO WACHOVIA BANK, NA

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

By:

Aaron Reyes

Its:

Vice President 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.

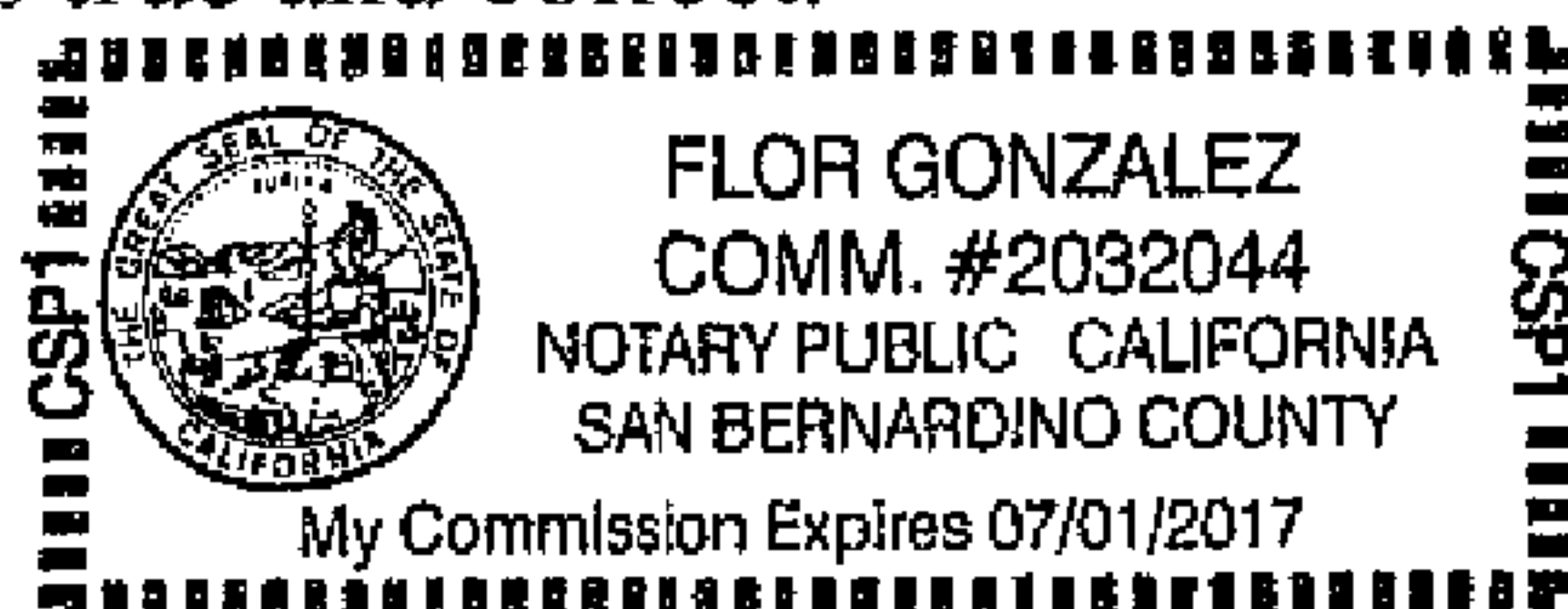
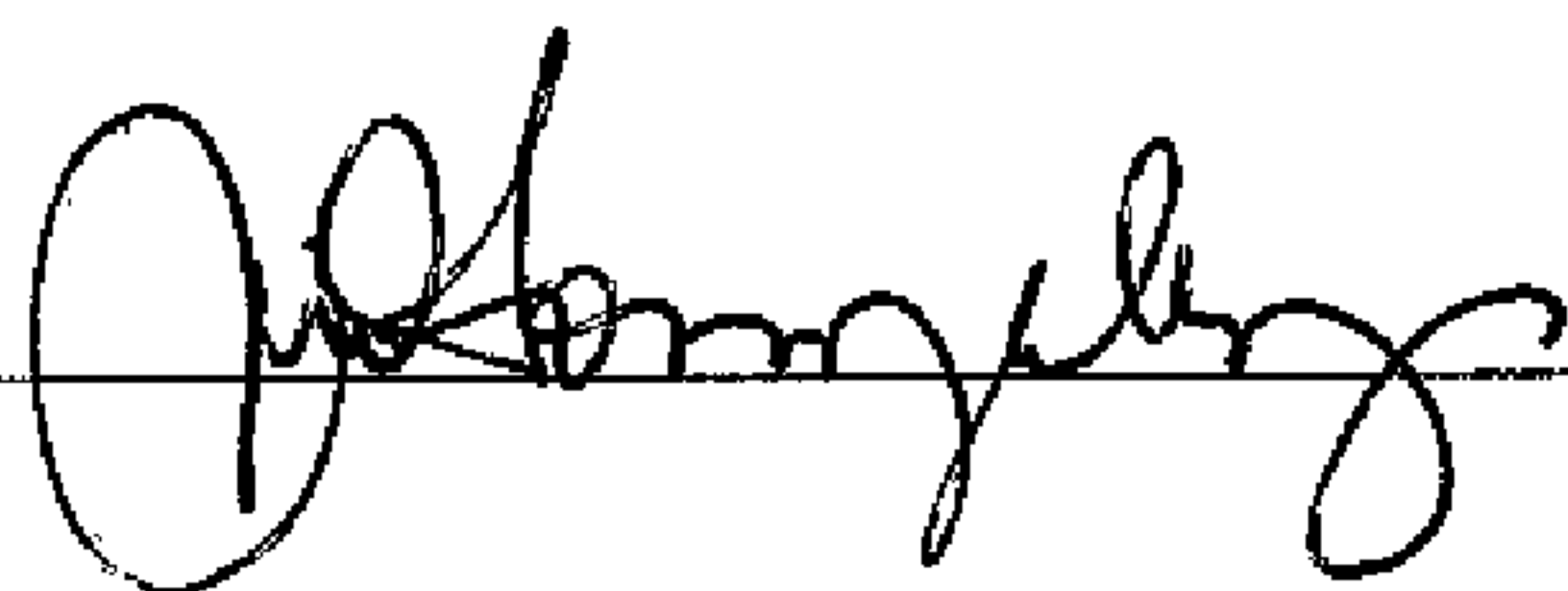
State of California)
County of San Bernardino)

On April 21, 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:
CORY POTAPOWICZ
1903 LAKELAND TRAIL
HELENA, AL 35080

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 Cory Potapowicz
 Mailing Address 657 Rothrock Ave
BIRMINGHAM AL 35954

Property Address 1903 LAKELAND TRAIL
HELENA AL 35080
13-8-33-0-000-046000

Date of Sale 05/27/2015
 Total Purchase Price \$ 139000.00

or
 Actual Value \$ _____

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 document is not required)

- ☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement



Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/02/2015 02:55:16 PM
 \$162.00 DEBBIE
 20150702000224150

If the conveyance document presented for recordation contains all of the required information 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 5-27-2015

Print

Cory Potapowicz

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1