


INVESTOR NUMBER: 011-4847457 703

PNC Mortgage, a division of PNC Bank, National Association
MORTGAGOR(S): JULIANNE A. WELLS

CM #: 322743

Grantee's Address:
Secretary of Housing and Urban Development
c/o Michaelson, Connor & Boul
4400 Will Rogers Parkway
Suite 300
Oklahoma City, OK 73108-183


20150709000231430 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
07/09/2015 10:34:15 AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Dollars (\$500.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **PNC Bank, National Association, successor in interest to National City Real Estate Services LLC, successor by merger to National City Mortgage, Inc., formerly known as National City Mortgage Co., doing business as Accubanc Mortgage**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Housing and Urban Development, his Successors and Assigns**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 27, according to the Survey of Chandalar Townhomes, First Addition, as recorded in Map Book 24, Page 18, in the Probate Office of Shelby County, 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.

322743 *SWD* *P

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 25 day of June, 2015.

PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR IN INTEREST TO NATIONAL CITY
REAL ESTATE SERVICES LLC, SUCCESSOR BY
MERGER TO NATIONAL CITY MORTGAGE,
INC., FORMERLY KNOWN AS NATIONAL CITY
MORTGAGE CO., DOING BUSINESS AS
ACCUBANC MORTGAGE

By: Sharon Lynch **Sharon Lynch**

Its: Authorized Signer

STATE OF Ohio)

COUNTY OF Montgomery)

I, Janice M Grill, a Notary Public in and for said County in said State, hereby certify that Sharon Lynch, whose name as Authorized Signer of PNC Bank, National Association, successor in interest to National City Real Estate Services LLC, successor by merger to National City Mortgage, Inc., formerly known as National City Mortgage Co., doing business as Accubanc Mortgage, 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 the conveyance, he/she, as such Authorized Signer officer and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand this the 25th day of June, 2015.

Janice M Grill
Notary Public

My Commission Expires: April 5, 2017

THIS INSTRUMENT PREPARED BY:
Rebecca Redmond
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

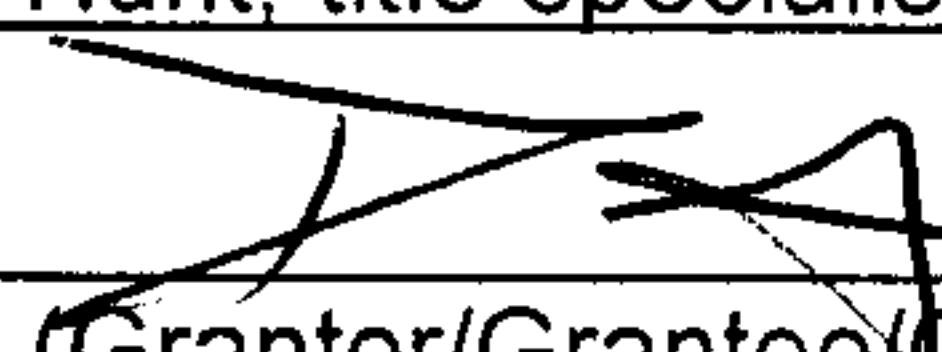
Grantor's Name	<u>PNC Bank, National Association,</u> <u>successor in interest to National</u> <u>City Real Estate Services LLC,</u> <u>successor by merger to National</u> <u>City Mortgage, Inc., formerly</u> <u>known as National City Mortgage</u> <u>Co., doing business as</u> <u>Accubanc Mortgage</u> <u>c/o PNC Mortgage, a division of</u> <u>PNC Bank, National Assoc.</u>	Grantee's Name	<u>Secretary of Housing and Urban</u> <u>Development</u>
Mailing Address	<u>3232 Newmark Drive</u> <u>Miamisburg, OH 45342</u>	Mailing Address	<u>4400 Will Rogers Parkway</u> <u>Suite 300</u> <u>Oklahoma City, OK 73108-183</u>
Property Address	<u>2010 Chandalar Court</u> <u>Pelham, AL 35127</u>	Date of Sale	<u>6/25/2015</u>
		Total Purchase Price	<u>\$84,965.15</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Foreclosure Deed
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 <u>7/6/2015</u>	Print <u>Derick Hunt, title specialist</u>
<input type="checkbox"/> Unattested	Sign <u></u>
<input type="checkbox"/> (verified by)	(Grantor/Grantee/Owner/Agent) circle one

