


INVESTOR NUMBER: 011-5347777-703


20150807000273310 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/07/2015 12:01:01 PM FILED/CERT

Wells Fargo Bank, N.A. CM #: 145398

MORTGAGOR(S): RANDY CURL AND ANN MARIE CURL

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

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Wells Fargo Bank, N.A.**, 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 3, 4 and 5 Block 1, according to the Plat of Wilmont Gardens,
as recorded in Map Book 4, Page 6, in the Probate Office of
Shelby County, Alabama; being situated in 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.

145398 *SWD* *B

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 17th day of SEPTEMBER, 2014

WELLS FARGO BANK, N.A.

By: 
Tonya D Johnson

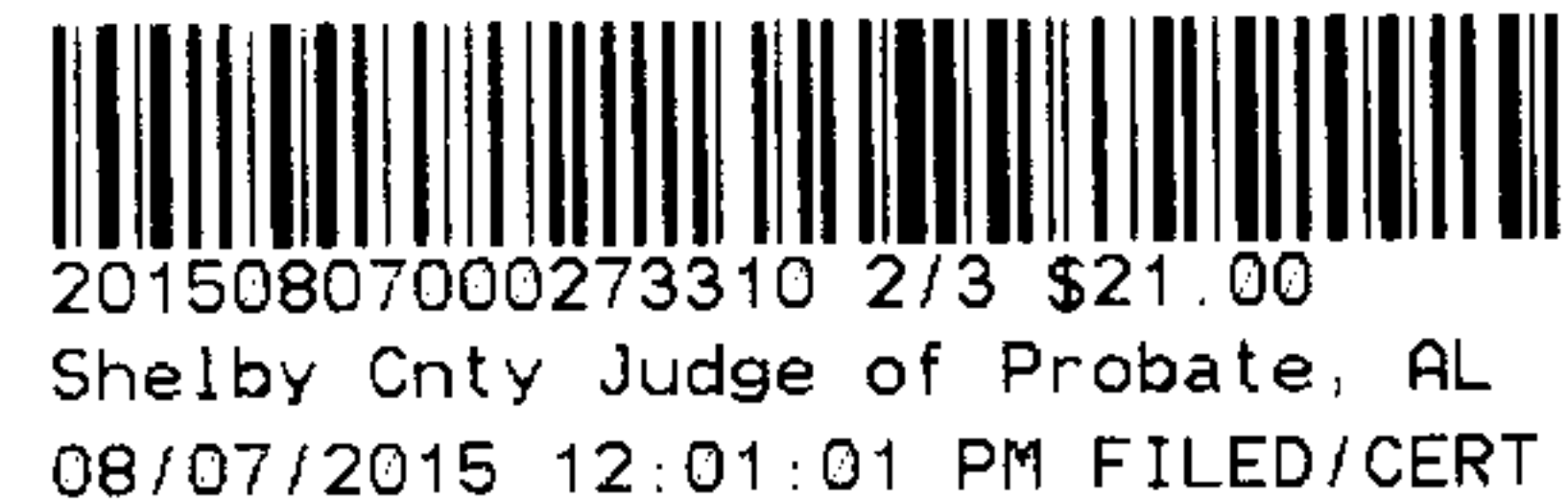
Vice President Loan Documentation

Wells Fargo Bank, NA

09/17/2014

State of South Carolina

County of York

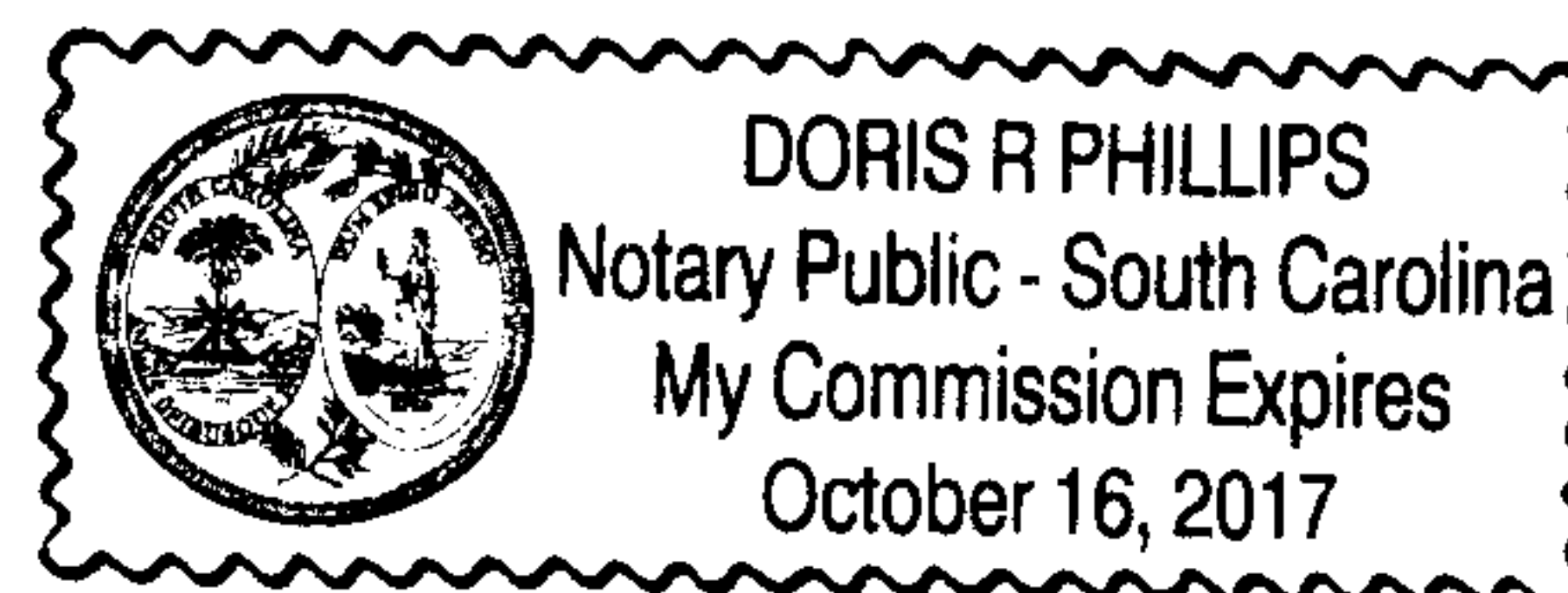


The foregoing instrument was acknowledged before me this 17th day of SEPTEMBER, 2014 by Tonya D Johnson, Vice President Loan Documentation who is personally known [] or produced driver's license [X]; of Wells Fargo Bank, NA a national association, on behalf of the association.

(Signature of Notary or Officer Taking Acknowledgment and Seal)

Notary Public 

My commission expires 10/16/2017



THIS INSTRUMENT PREPARED BY:

Ginny Rutledge
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727

145398 *SWD* *B


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>Wells Fargo Bank, N.A.</u> <u>c/o Wells Fargo Bank, N.A.</u>	Grantee's Name	<u>Secretary of Housing and Urban Development</u>
Mailing Address	<u>MAC # X2505-01A</u> <u>1 Home Campus</u> <u>Des Moines, IA 50328</u>	Mailing Address	<u>4400 Will Rogers Parkway</u> <u>Suite 300</u> <u>Oklahoma City, OK 73108-183</u>
Property Address	<u>234 Wade Drive</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>9/17/2014</u>
		Total Purchase Price	<u>\$94,761.92</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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement
☐ Appraisal
☒ Other Foreclosure Deed


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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 8/5/2015

☐ Unattested
☐ (verified by)

Print Derick Hunt, title specialist

Sign 
(Grantor/Grantee/Owner/Agent) circle one