

20150824000294880  
08/24/2015 03:04:38 PM  
DEEDS 1/4

RECORD AND REQUESTED BY:  
John Hanna and Mary Hanna  
229 Caliente Dr  
Birmingham, AL 35226

File No. AUC-436885-REO

Prepared By:  
Certified Document Solutions  
c/o Attorney Margaret C. Daun  
17345 Civic Drive, Unit 1961  
Brookfield, WI 53045

Tax ID No.:  
09 3 05 0 003 040.000

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, made the 12 day of August,  
2015, by **WELLS FARGO BANK, N.A.**, whose post office address is 3476 Stateview Blvd., Fort  
Mill, SC 29715, hereinafter called Grantor(s), to **JOHN HANNA AND MARY HANNA, HUSBAND AND  
WIFE**, whose post office address is 229 Caliente Dr, Birmingham, AL 35226, hereinafter called Grantee(s):

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

**WITNESSETH:** That the Grantors, for and in consideration of the sum of **\$156,000.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated Shelby County, Alabama, viz:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

PROPERTY ADDRESS: 808 Greystone Highlands Dr, Birmingham, AL 35242

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

The warranties passing to the Grantee(s) hereunder are limited solely to those matters arising from acts of the Grantor(s), his/her/their/its agents or representatives, occurring solely during the period of the Grantor's ownership of the subject real estate; and that said land is free of all encumbrances, except taxes accruing subsequent to the current tax year.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hands and seal of said Grantor this 12 day of August, 2015.

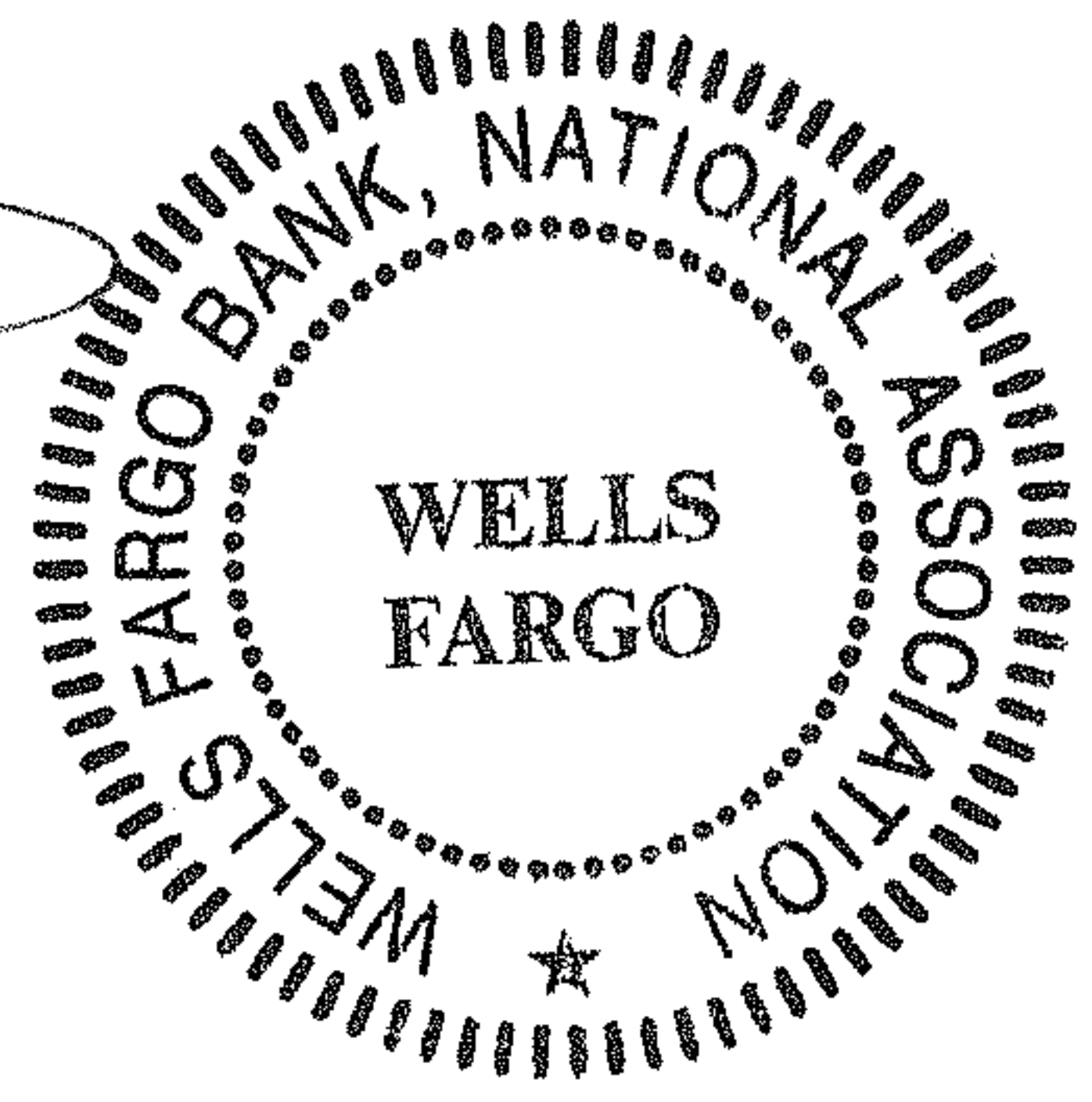
WELLS FARGO BANK, N.A.

By [Signature]

Print Name: SCOTT E GEIST  
Vice President Loan Documentation

Title: \_\_\_\_\_

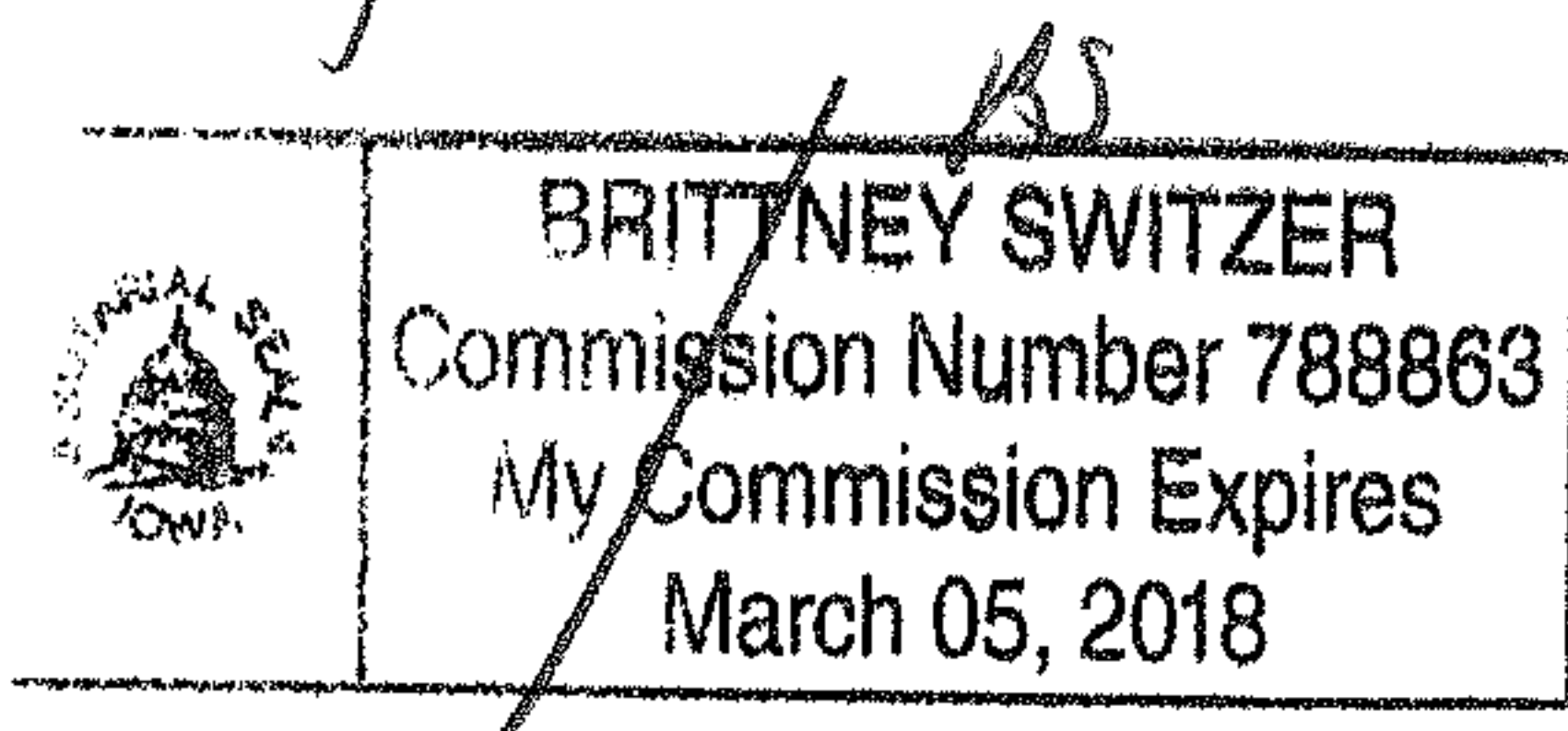
STATE OF Iowa  
COUNTY OF Dallas



I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Scott E Geist, whose name as VPLD (Title of Officer) of WELLS FARGO BANK, N.A., a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, Scott E Geist as such officer and with full authority, executed the same voluntarily for and as the act of said VPLD.

Given under my hand and official seal this the 12 day of Aug, 20 15.

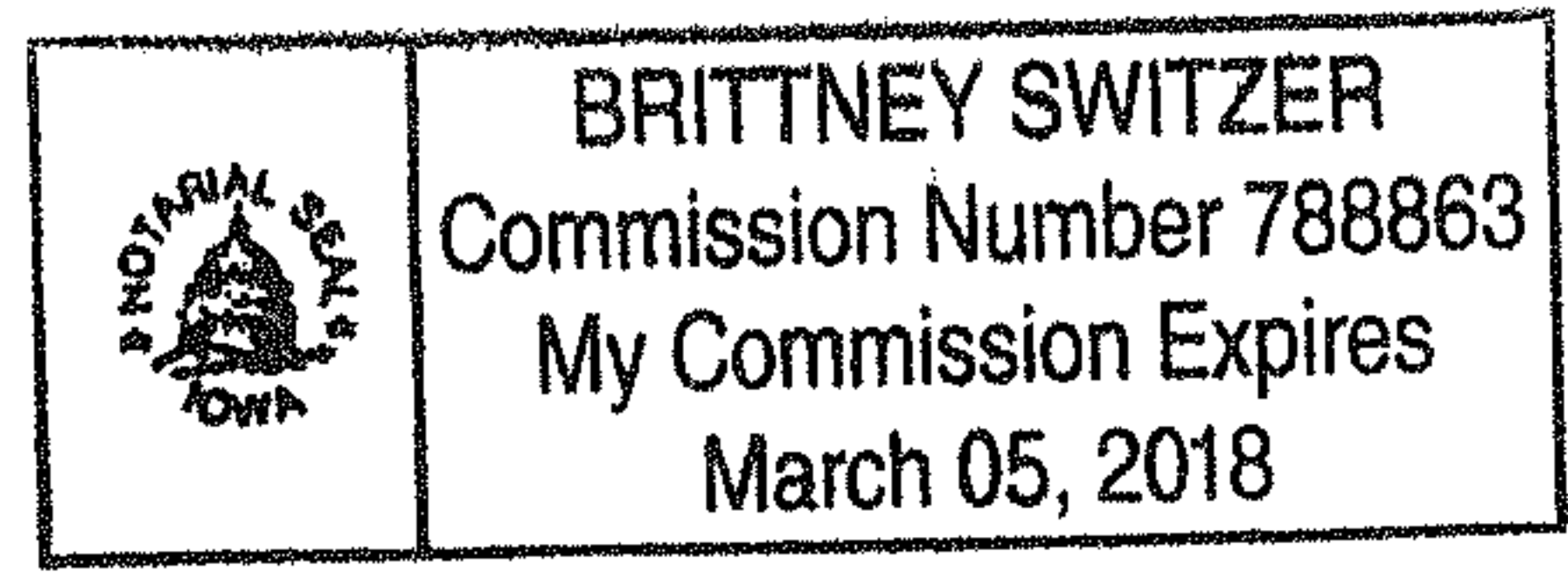
[Signature]  
NOTARY PUBLIC



Printed Name: Brittney Switzer  
My Commission Expires: 3.5.2018

Total Purchase Price or Fair Market Value: \$156,000.00  
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



No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, CITY OF BIRMINGHAM, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 40, ACCORDING TO THE AMENDED MAP OF GREYSTONE HIGHLAND, PHASE II AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE IN MAP OR PLAT BOOK 19, PAGE 25 OF SHELBY COUNTY, ALABAMA.

PARCEL ID #09 3 05 0 003 040.000

THIS BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO BANK, N.A. FROM WELLS FARGO BANK, N.A. BY AND THROUGH RED MOUNTAIN TITLE, LLC AS AUCTIONEER IN A DEED DATED JUNE 15, 2015 AND RECORDED JUNE 17, 2015 AS INSTRUMENT NO. 20150617000202890.

20150824000294880 08/24/2015 03:04:38 PM DEEDS 4/4  
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 3476 Stateview Blvd  
Fort Mill, SC 29715

Grantee's Name John Hanna and Mary Hanna  
Mailing Address 229 Caliente Dr  
Birmingham, AL 35226

Property Address 808 Greystone Highlands Dr  
Birmingham, AL 35242

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 156,000.00  
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 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 8.12.2015

Print Elizabeth D. Barstow



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/24/2015 03:04:38 PM  
\$179.00 CHERRY  
20150824000294880

*[Signature]*

Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one