

INVESTOR NUMBER: 011-5571504

Wells Fargo Bank, N.A. CM #: 287191
MORTGAGOR(S): KAREN BRYANT

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

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, **Wells Fargo Bank, N.A.**, does hereby grant, bargain, sell, and convey unto Grantee, **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 29, according to the Amended Map of Hanna Farms, as recorded in Map Book 26, Page 129, 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.


20151103000382420 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/03/2015 12:59:59 PM FILED/CERT

***287191* *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 12th day of May, 2015.

WELLS FARGO BANK, N.A.

By: Julia Alice Munn

Julia Alice Munn

Vice President Loan Documentation

Wells Fargo Bank, N.A.

05/12/2015

State of South Carolina

County of York


The foregoing instrument was acknowledged before me this May 12, 2015 by Julia Alice Munn, Vice President Loan Documentation; on behalf of Wells Fargo Bank, N.A., a national banking association. Julia Alice Munn [] is personally known to me or (x) produced satisfactory evidence of identification.

Notary Public Sheryl L. Hennika
My commission expires 09/01/2016

SHERYL L. HENNIKA
NOTARY PUBLIC
State of South Carolina
My Commission Expires
September 01, 2016

THIS INSTRUMENT PREPARED BY:

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


20151103000382420 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
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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>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>118 Whitney Cir</u> <u>Vincent, AL 35178</u>	Date of Sale	<u>05/12/2015</u>
		Total Purchase Price	\$70,140.00
		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)

- | | |
|--|--|
| <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.

Instructions

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 10/29/2015

Print David Johnson, title specialist

Unattested _____
(verified by)

Sign *David Johnson*
(Grantor/Grantee/Owner/Agent) circle one

287191

