



AL-15100113S

This instrument was prepared by:

Michael Babb  
Rubin Lublin AL, LLC  
100 Concourse Parkway, Suite 125  
Birmingham, AL, 35244

Send Tax Notices To:

Scott Rohrer and Wendy Rohrer  
4444 Tuckahoe Lane  
Birmingham, AL 35226

Return to:

Rubin Lublin, LLC  
Attn: Closing Department  
3740 Davinci Court, Suite 150  
Peachtree Corners, GA 30092

THE STATE OF Iowa  
Dallas COUNTY

**STATUTORY WARRANTY DEED**

Know All Men by These Presents: That for and in consideration of 97,290.00 Dollars, to the undersigned grantor(s), **Wells Fargo Bank, N.A.** in hand paid by **Scott Rohrer and Wendy Rohrer**, the receipt of which is hereby acknowledged, we the said grantor(s), do hereby grant, bargain, sell and convey unto the said **Scott Rohrer and Wendy Rohrer**, the following described real estate, to-wit:

See Exhibit A, attached hereto and incorporated herein by reference. situated in Shelby County, Alabama.

To Have and to Hold unto **Scott Rohrer and Wendy Rohrer, husband and wife** and his heirs and assigns forever.

Subject to any and all rights of redemption on the part of those parties entitled to redeem under the laws of the State of Alabama and the United States of America, by virtue of the certain foreclosure evidenced by the Mortgage Foreclosure Deed dated 08/19/2015 recorded in Shelby County. The grantor does not attempt to set out the names of all parties entitled to redeem and by acceptance of this deed the grantee releases the grantor and its agent of any such duty or obligation.

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AL-151001135

In Witness Whereof, we have hereunto set our hands and seals, this 19<sup>th</sup> day of November, 2015

Wells Fargo Bank, N.A.



By: Chad M. Kuhl  
Printed Name: Chad M. Kuhl  
Title: Vice President Loan Documentation

State of Iowa )

) ss.

County Dallas )

On this 19 day of Nov., A.D., 2015, before me, a Notary Public in and for said county, personally appeared Chad M. Kuhl, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPCO (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Chad M. Kuhl acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Notary Signature)

(Notary Stamp or Seal)



**AMANDA M LIND**  
Commission Number 774842  
My Commission Expires  
September 17, 2018

20151130000408450 2/4 \$120.50  
Shelby Cnty Judge of Probate, AL  
11/30/2015 12:28:59 PM FILED/CERT

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**EXHIBIT "A"**

Lot 407, according to the Survey of Wyndham, Rockhampton Sector, as recorded in Map Book 23, Page 39, in the Office of the Judge of Probate of Shelby County, Alabama.



20151130000408450 3/4 \$120.50  
Shelby Cnty Judge of Probate, AL  
11/30/2015 12:28:59 PM FILED/CERT

