

INVESTOR NUMBER: 222260655246
Wells Fargo Bank, N.A. CM #: 365475
MORTGAGOR(S): DAVID M. GALUTZA

Grantee's Address:
Secretary of Veterans Affairs
9500 Bay Pines Blvd.
St. Petersburg, FL 33708


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 Veterans Affairs, an Officer of the United States of America, his/her successors and/or assigns, at VA Regional Loan Center, 9500 Bay Pines Blvd., St. Petersburg, FL 33708, as their interest may appear**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 6, according to the Survey of Highlands Subdivision, as recorded in Map Book 5, Page 26, 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.


20151228000439890 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
12/28/2015 01:43:49 PM FILED/CERT

* 365475* * 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 18th day of September, 2015.


WELLS FARGO BANK, N.A.

By: Meagan Allison Hess
Meagan Allison Hess

Vice President Loan Documentation

Wells Fargo Bank, N.A.

09/18/2015


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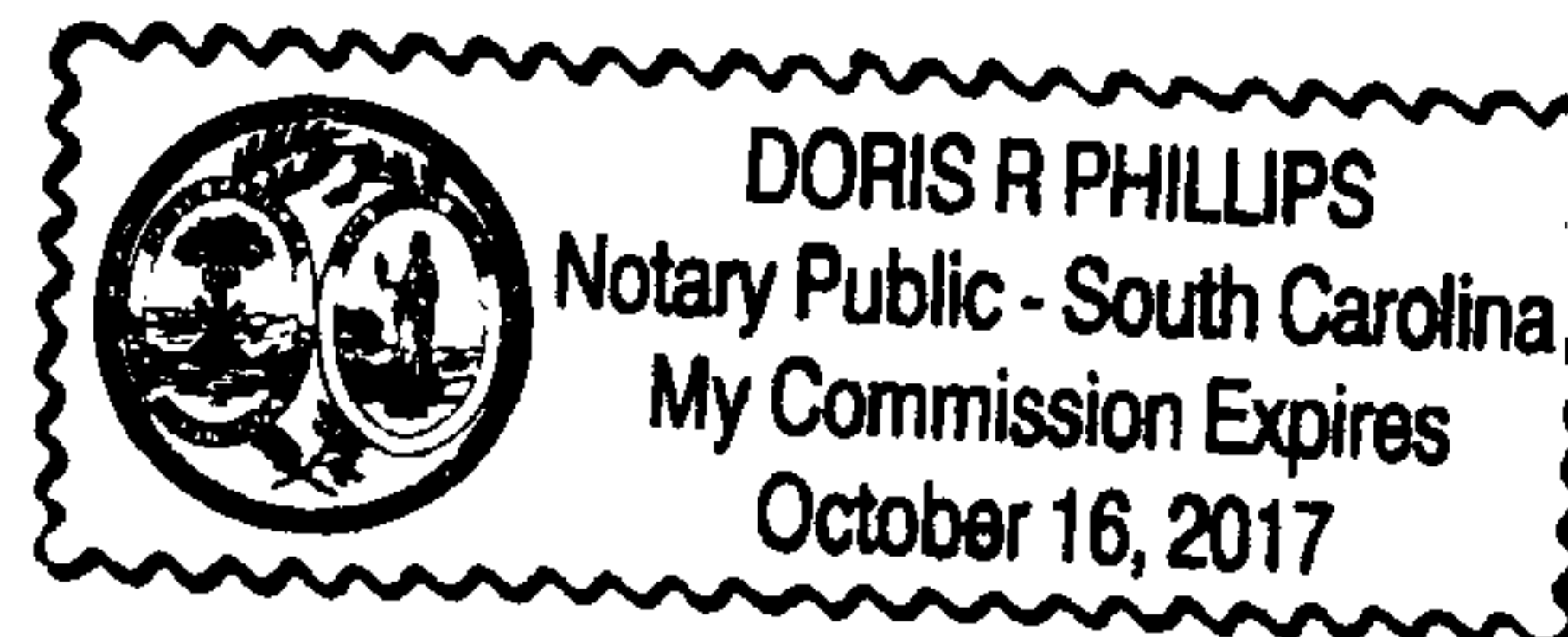
State of South Carolina

County of York

*The foregoing instrument was acknowledged before me this **September 18, 2015** by Meagan Allison Hess Vice President Loan Documentation; on behalf of Wells Fargo Bank, N.A., a national banking association. Meagan Allison Hess [] is personally known to me or [X] produced satisfactory evidence of identification.*

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

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, N.A.
c/o Wells Fargo Bank, N.A.

Grantee's Name Secretary of Veterans Affairs

Mailing Address MAC # X2505-01A
1 Home Campus
Des Moines, IA 50328

Mailing Address 4100 International Pkwy
Suite 1000
Carrollton, TX 75007

Property Address 111 Highland Dr
Columbiana, AL 35051

Date of Sale 9/18/2015

Total Purchase Price \$106,312.50

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

☐ Appraisal

☐ Sales Contract

☒ Other Foreclosure Deed

☐ 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 12/21/2015

Print Derick Hunt, title specialist

☐ Unattested

(verified by)

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


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