

Send Tax Notice To:  
Marleny Claribel Guardado  
1832 Tecumseh Trail, Pelham, AL 35124

20151230000443620  
12/30/2015 01:41:42 PM  
DEEDS 1/4

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STATE OF ALABAMA

COUNTY OF **Shelby**

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR and in CONSIDERATION OF **\$160,100.00 (One Hundred Sixty Thousand One Hundred Dollars and Zero Cents)** and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, N.A. f/k/a First Union National Bank successor by consolidation to First Union National Bank of North Carolina** (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **Marleny Claribel Guardado**, an unmarried woman, hereinafter referred to as the "Grantee") the following described real estate situated in the County of **Shelby**, State of Alabama.

**All that certain parcel of land situate in the County of Shelby, State of Alabama being known and designated as: Lot 1 C, in Block 1, according to the map and survey of Wooddale, as recorded in Map Book 5, Page 86, in the Probate Office of Shelby County, Alabama.**

Prior instrument reference: **20141112000355840** of the Public Records of the **Judge of Probate** of **Shelby** County, State of 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.

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 **04 day of December, 2015.**

Witness (If Applicable)

**Wells Fargo Bank, N.A. successor by merger  
to Wachovia Bank, N.A. f/k/a First Union  
National Bank successor by consolidation to  
First Union National Bank of North Carolina**

By: Aziza S. Ahmed.  
Name: **Aziza S. Ahmed**

By: [Signature]  
Name: **Jeremy James Hardwick**  
Its: **VP Loan Documentation**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Bernardino )

On December 04, 2015 before me, **M. Dubois** Notary public \_\_\_\_\_,  
personally appeared **Jeremy James Hardwick** \_\_\_\_\_,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the  
State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature **M. Dubois**

(Seal)

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Prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama. Commitment Number: 3314858

Send future tax bills to:  
**MARLENY CLARIBEL GUARDADO**  
220-AL-V4

Recording Requested By & Return To:  
Servicelink, A BKFS Company  
1400 Cherrington Parkway  
Coraopolis, PA 15108

# 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. successor  
by merger to Wachovia Bank,  
N.A. f/k/a First Union National  
Bank successor by consolidation  
to First Union National Bank of  
North Carolina

Mailing Address 8480 Stagecoach Circle,  
Frederick, MD 21701

Property Address 1832 TECUMSEH TRAIL,  
PELHAM, AL 35124

Grantee's Name MARLENY CLARIBEL  
GUARDADO

Mailing Address 1832 TECUMSEH TRAIL,  
PELHAM, AL 35124

Date of Sale 12/28/2015  
Total Purchase Price 160,100.00

or  
Actual Value \$n/a

or  
Assessor's Market Value \$n/a

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

☒ Closing Statement

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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.

## 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). See Exhibit A

Date 12/4/2015

Print Y. Granillo VP Loan Documentation

Unattested

Sign

(verified by)

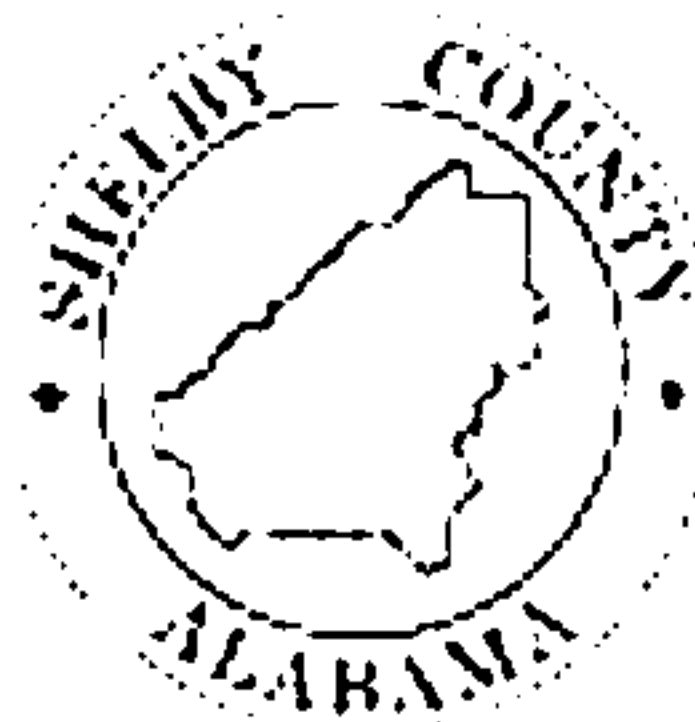
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

**Exhibit A**

**Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, N.A. f/k/a First Union National Bank successor by consolidation to First Union National Bank of North Carolina**

**20151230000443620 12/30/2015 01:41:42 PM DEEDS 4/4**



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/30/2015 01:41:42 PM  
\$185.50 CHARITY  
20151230000443620

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the typed name of the County Clerk.