


THE STATE OF ALABAMA
COUNTY OF SHELBY


20160104000001020 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/04/2016 11:01:21 AM FILED/CERT

Jeremy P. Stafford
15-007937
245 Stoney Trl
Maylene, AL 35114

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) cash in hand paid by the SECRETARY OF HOUSING AND URBAN DEVELOPMENT to Wells Fargo Bank, NA (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying and being situated in Shelby County, Alabama, to-wit:

Lot 3 according to the Map of Plat of Stoney Meadows Subdivision, Phase I, as recorded in Map Book 36, Page 107, in the Office of the Judge of Probate of Shelby County, Alabama, and also the affidavit of Michael R. Bridges, PLS, for Stoney Meadows Subdivision, Phase 1, as recorded March 23, 2006, as document 20060323000138000, in said probate office, situated, lying and being in Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

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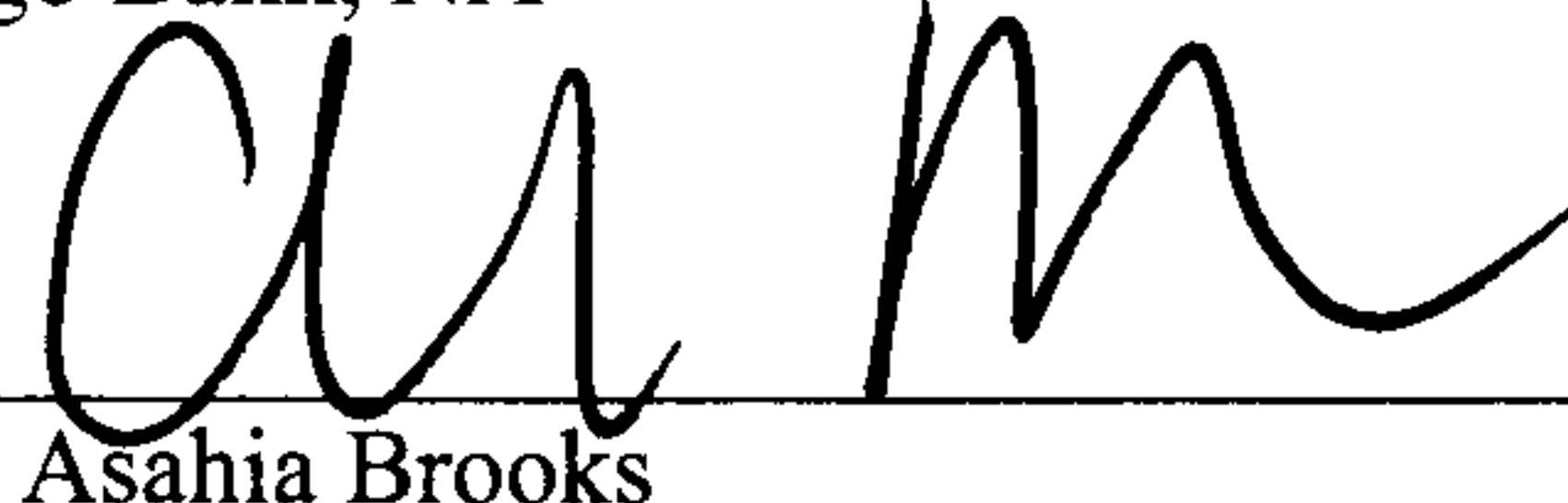
Jeremy P. Stafford
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245 Stoney Trl
Maylene, AL 35114

IN WITNESS WHEREOF, the said Wells Fargo Bank, NA by Asahia Brooks its Vice President Loan Documentation and attested by Shamiece A Belk its Vice President Loan Documentation who is authorized to execute this conveyance, has hereto set its signature and, this 14th day of October 2015.


ATTEST

Wells Fargo Bank, NA

By:


Asahia Brooks

Vice President Loan Documentation
Wells Fargo Bank NA
10/14/2015


Shamiece A Belk
Vice President Loan Documentation
Wells Fargo Bank NA
10/14/2015

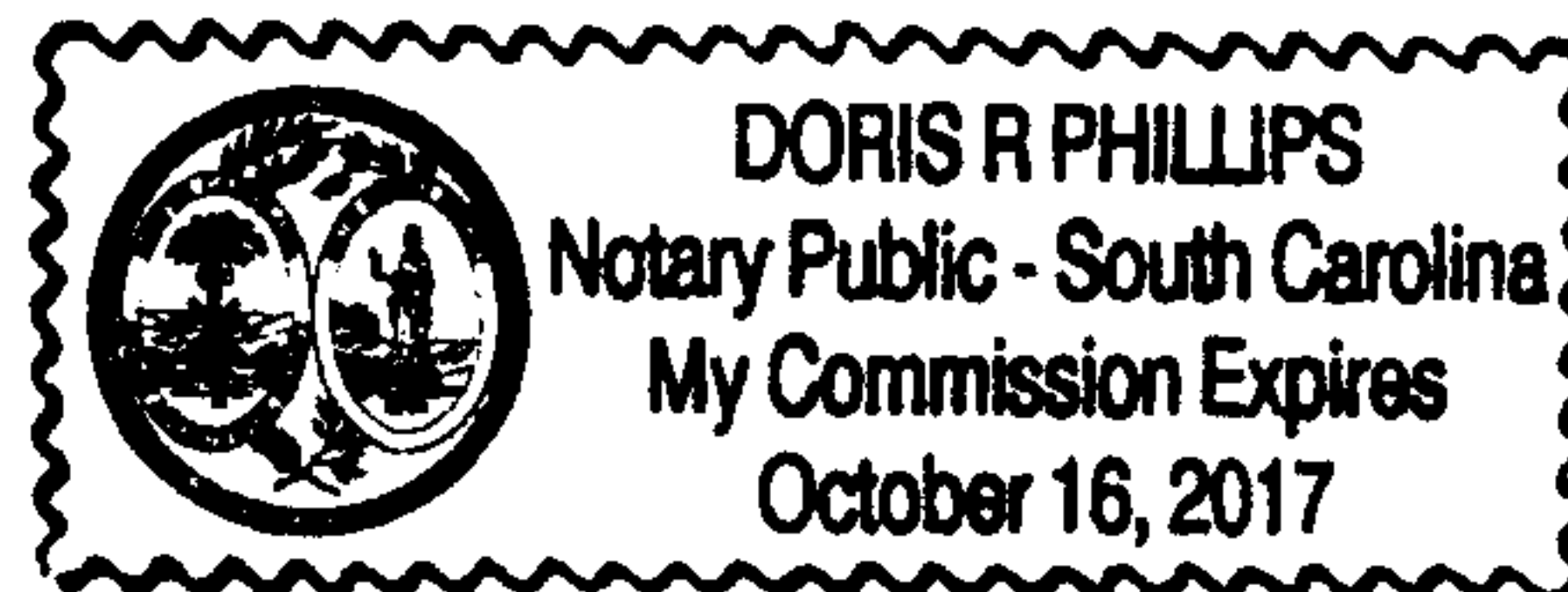
State of South Carolina

County of York

The foregoing instrument was acknowledged before me this 14th day of October 2015 by Asahia Brooks Vice President Loan Documentation and Shamiece A Belk Vice President Loan Documentation ; on behalf of Wells Fargo Bank, N.A., a national banking association. Asahia Brooks and Shamiece A Belk[] is personally known to me or [x] produced satisfactory evidence of identification.

Notary Public

My commission expires 10/16/2017



This instrument prepared by:
Nicholas Cillo
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216

GRANTEE'S ADDRESS:
Secretary of Housing and Urban Development
Information Systems & Networks Corporation
Shepherd Mall Office Complex
2401 NW 23rd Street, Suite 1D
Oklahoma City, OK 73107

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.

Grantee's Name Secretary of Housing and Urban Development

Mailing Address 3476 Stateview Blvd
MAC # X7801-013 (FC)
Fort Mill, South Carolina 29715

Mailing Address Michaelson, Connor, and Boul
4400 Will Rogers Pkwy
Suite 300
Oklahoma City, OK 73108



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Property Address 245 Stoney Trl
Maylene, AL 35114

Date of Sale October 8, 2015

Total Purchase Price \$10.00

or

Actual Value

\$ 132,720.00

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 Notice of Sale

☐ 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

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 of 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 _____

____ Unattested _____

(verified by)

Print
Sign

Helen Ball
Helen Ball

(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1