

Send Tax Notice To:
Bi-Pod Industries, LLC
309 Highway 310
Calera, AL 35040

462184

Above this line reserved for official use only

STATE OF ALABAMA

COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF \$90,000.00 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 Wells Fargo Home Mortgage, Inc.** (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **Bi-Pod Industries, LLC** (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **Shelby**, State of Alabama.

Lot 117A, According to the Survey of Stonebriar Phase 1,m as recorded in Map Book 38, Page 61, in the Probate office of Shelby County, Alabama.

Prior instrument reference: **20151223000437220** of the Public Records of the **Shelby County 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 4 of February, 2016.

Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc.

By: _____

Name: _____

State of Iowa

County Dallas



By: 2-4-18

Name: Jeremy Acker
Vice President Loan Documentation

Its: _____

On this 4th day of Feb, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Jeremy Acker, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPO (title) of said **Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc.**, by authority of its board of (directors or trustees) and the said(officer's name) Jeremy Acker acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

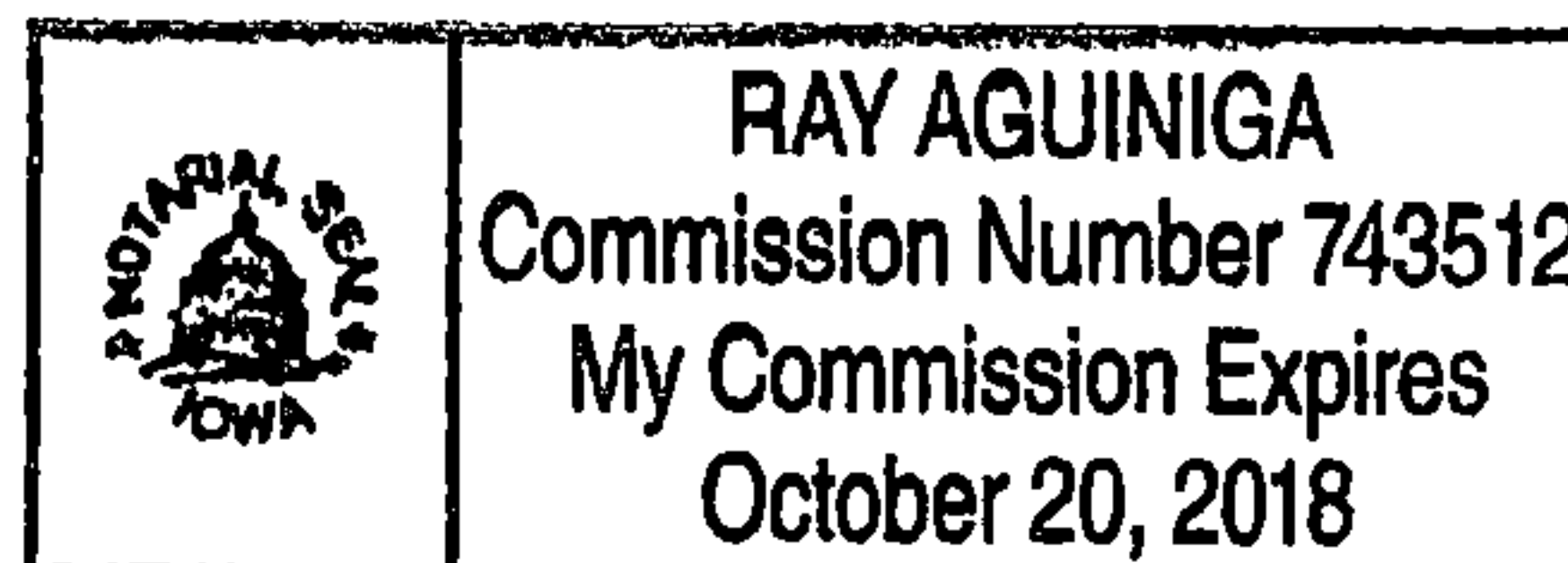
[Signature]

(Signature)

(Stamp or Seal)

Notary Public

Prepared by:
Ashley Mol, Real Advantage, LLC



Send future tax bills to:
Bi-Pod Industries, LLC
309 Highway 310
Calera, AL 35040

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 NA
 Mailing Address 8480 Stagecoach Circle
Frederick, MD 21701

Grantee's Name Bi-Pod Industries, LLC
 Mailing Address 309 Highway 310
Calera, AL 35040

Property Address 1105 Stonebriar Drive
Calera, AL 35040

Date of Sale 02/04/16

Total Purchase Price \$ 90,000.00



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 02/19/2016 01:17:28 PM
 \$110.00 JESSICA
 20160219000052460

or
 Actual Value \$

or
 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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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).

Date 2/19/2016

Print Lisa Heiser

☒ Unattested

Shanna Taylor
 (verified by)

Sign Lisa Heiser

(Grantor/Grantee/Owner/Agent) circle one