

20160323000093650
03/23/2016 03:53:32 PM
DEEDS 1/4

Source of Title: Deed Instrument No. 20151211000423790, of the Public Records of the Judge of Probate of Shelby County, State of Alabama

This Document Prepared By/When Recorded Mail To: 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: 15324329

STATE OF **Alabama**
COUNTY OF **Shelby**

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF **\$65,550.00 (Sixty Five Thousand Five Hundred Fifty Dollars and Zero Cents)** and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **Wells Fargo Bank NA** (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **Carlo L. Lovoi, an individual**, (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **Shelby**, State of Alabama.

LOT 30, ACCORDING TO THE SURVEY OF ASHLEY BROOK, AS RECORDED IN MAP BOOK 22, PAGE 78, 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.

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 9 day of February, 2016.



Witness (If Applicable)

Wells Fargo Bank NA

By: Anabelle Farley
Name: Anabelle Farley

By: Jeremy Acker 2-9-16
Name: Jeremy Acker
Its: Vice President Loan Documentation

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: 15324329


Send future tax bills to:

Carlo L. Lovoi
25840 Summerwood Drive, Madison, AL 35756

State of Iowa)
County Dallas) ss.

On this 9 day of Feb, A.D., 2016 before me, a Notary Public (insert title of officer taking acknowledgment) in and for said county, personally appeared Serenity Acun, to me personally known, who being by me duly sworn (or affirmed) did say that that person is UPUD (insert title of executing officer) of said (corporation or association), by authority of its board of (directors or trustees) and the said Serenity Acun 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 (or title/rank of other officer)

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

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 Carlos L. Lovoi
Mailing Address 25840 Summerwood Drive, Madison, AL 35756

Property Address 2040 Ashley Brook Way, Helena, AL 35080

Date of Sale 02/09/2016
Total Purchase Price 65,550.00

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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
Sales Contract (checked)
Closing Statement
Appraisal

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 03/23/2016

Print Hilary Caniff

Unattested (verified by)

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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/23/2016 03:53:32 PM
\$89.00 CHERRY
20160323000093650

(Handwritten signature)