

20160422000133030
04/22/2016 02:40:34 PM
DEEDS 1/4

Send Tax Notice To:
David Elwyn Bearden and Debby Seagle Bearden
3490 Bearden Ln.
Helena, AL 35080

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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 **\$86,950.00** and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **Wells Fargo Bank, N.A.** (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **David Elwyn Bearden and Debby Seagle Bearden** (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **Shelby**, State of Alabama.

See Attached Exhibit A

Prior instrument reference: **Instrument# 20160209000040860** of the Public Records of the **Office 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 22nd of March, 2016.

Wells Fargo Bank, N.A.

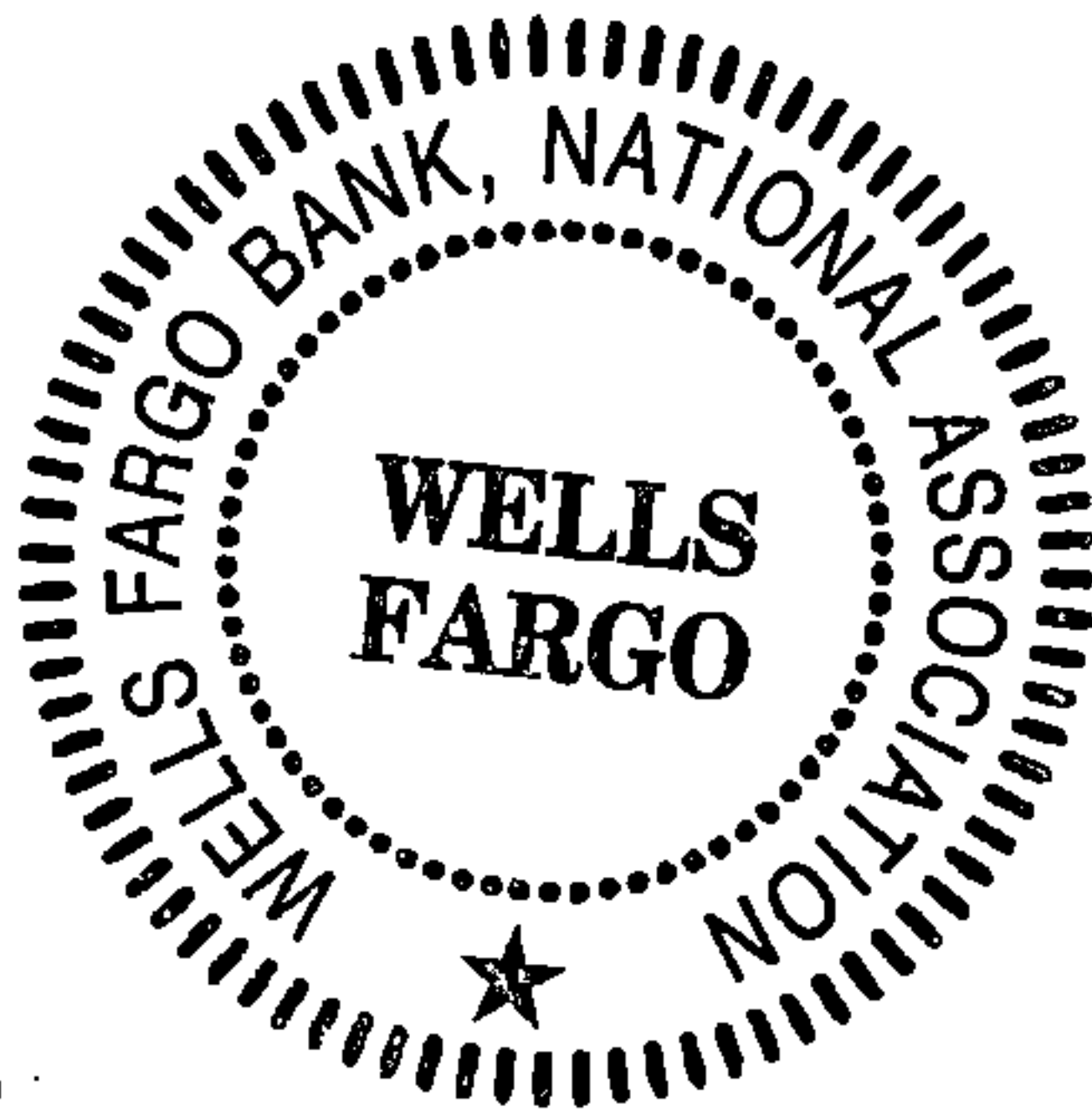
By: Nick Dimarco 3-22-16

By: _____ 3/22/16

Name: Nick Dimarco
Vice President Loan Documentation

Name: _____

Its: _____



State of Iowa

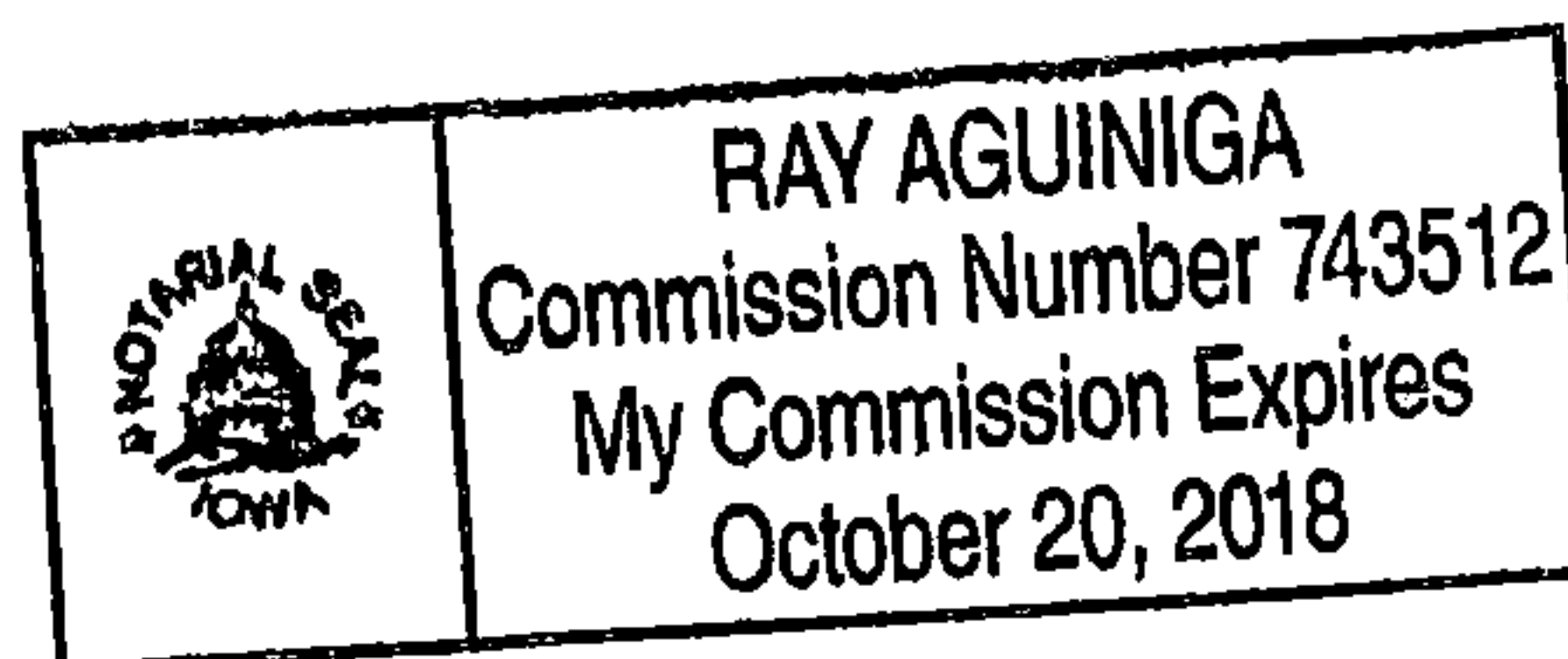
County Dallas

On this 22nd day of March, A.D., ²⁰¹⁶~~2015~~, before me, a Notary Public in and for said county, personally appeared Nick Dimarco, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VP (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Nick Dimarco 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



0198255911

Prepared by:
Real Advantage, LLC
1000 Commerce Drive, Suite 520,
Pittsburgh, PA 15275

Send future tax bills to:
David Elwyn Bearden and Debby Seagle Bearden
3490 Bearden Ln.
Helena, AL 35080

Exhibit A

All that property situate in the County of Shelby and State of Alabama described as:

Lot 54, according to the Survey of Final Plat of Hayesbury Phase 2, as recorded in Map Book 30, Page 104, in the Probate Office of Shelby County, Alabama.

Subject to: easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

Being the same property conveyed to Wells Fargo Bank, NA in deed dated 02/02/2016, recorded 02/09/2016 in Instrument #20160209000040860 in the County of Shelby and State of Alabama.

More commonly known as: 132 Hayesbury Lane, Pelham, AL 35124

Parcel/tax id: 117363000026123

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

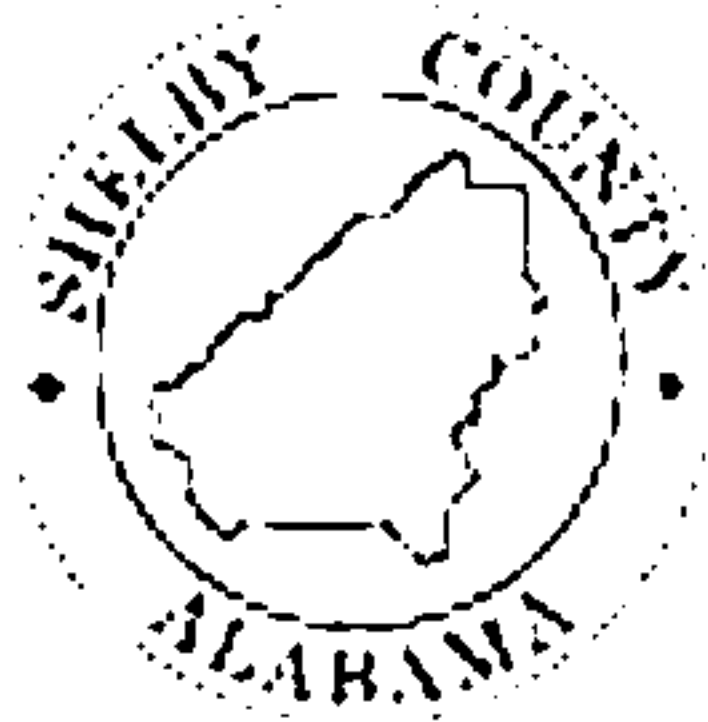
Grantor's Name Wells Fargo Bank N.A.
 Mailing Address 8480 Stagecoach Circle
Frederick MD 21701

Grantee's Name DAVID ELWYN BEARDEN
 Mailing Address 3490 Bearden Ln.
Helen, AL 35080

Property Address 132 Hayesbury Lane
Peiham, AL 35124

Date of Sale 3-22-16

Total Purchase Price \$ 86950.00



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/22/2016 02:40:34 PM
 \$110.00 JESSICA
 20160422000133030

or

Actual Value \$

or

Market Value \$

The purchase price or actual value claimed or 86950.00 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

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 3-22-16.

Print Mike Hanna

Sign [Signature]

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one