

20160427000137790
04/27/2016 08:23:44 AM
DEEDS 1/4

**Send Tax Notice To:
Jerry Lee Burroughs
261 Cinnamon Rd.
Stineville, NC 27048**

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 **\$157,040.00** 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 **Jerry Lee Burroughs** (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# 201602100000043200** 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.

Exhibit A

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO WIT:

LOT 621, ACCORDING TO THE FINAL PLAT OF WINDSTONE VI SUBDIVISION, AS RECORDED IN MAP BOOK 33, PAGE 31, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO BANK, N.A. BY DEED DATED 02/05/2016 AND RECORDED 02/10/2016 AS INSTRUMENT NO. 20160210000043200 IN THE COUNTY OF SHELBY AND STATE OF ALABAMA.

MORE COMMONLY KNOWN AS: 169 RIVER BIRCH ROAD CHELSEA AL 35043

PARCEL/TAX ID: 15-3-05-3-002-005.000

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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 Jerry Lee Burroughs
Mailing Address 261 Cinnamon Rd.
Stineville, NC 27048

Property Address 169 River Birch Road
Chelsea, Al 35043

Date of Sale 03/24/2016
Total Purchase Price \$ 157,040.00
or
Actual Value \$
or
Assessor's Market Value \$

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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
X 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 04/26/2016

Unattested

Signature of Daniel Lee (verified by)

Print Shannon Taylor

Sign

Signature of Shannon Taylor (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/27/2016 08:23:44 AM
\$180.50 CHERRY
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