INVESTOR NUMBER: 22-22-6-0556167

Wells Fargo Bank, N.A. CM #: 162321

MORTGAGOR(S): JAMES B. SIGMON AND SUSAN L. SIGMON

Grantee's Address: Secretary of Veterans Affairs 9500 Bay Pines Blvd. St. Petersburg, FL 33708

20160519000170800 1/3 \$21.00 Shelby Cnty Judge of Probate, AL 05/19/2016 10:33:03 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Dollars (\$500.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc., does hereby grant, bargain, sell, and convey unto Grantee, Secretary of Veterans Affairs, an Officer of the United States of America, his/her successors and/or assigns, at VA Regional Loan Center, 9500 Bay Pines Blvd., St. Petersburg, FL 33708, as their interest may appear, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 25, according to the survey of Stonehaven, as recorded in Map Book 21, Page 25, 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 03rd day of May, 2016.

WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC.

Julia Alice Munn

Vice President Loan Documentation

Wells Fargo Bank, N.A.

05/03/2016

State of South Carolina

County of York

Shelby Cnty Judge of Probate, AL 05/19/2016 10:33:03 AM FILED/CERT

The foregoing instrument was acknowledged before me this May 03, 2016 by Julia Alice Munn, Vice President Loan Documentation; on behalf of Wells Fargo Bank, N.A., a national banking association. Julia Alice Munn [] is personally known to me or (x) produced satisfactory evidence of identification.

Notary Public_

My commission expires 10/16/2017

DORIS R PHILLIPS Notary Public - South Carolina ? My Commission Expires October 16, 2017

THIS INSTRUMENT PREPARED BY:

Ginny Rutledge Sirote & Permutt, P.C. 2311 Highland Avenue South P. O. Box 55727 Birmingham, AL 35255-5727

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., successor by merger to Wells Fargo Home Mortgage, Inc.	Grantee's Name	Secretary of Veterans Affairs	
Mailing Address	c/o Wells Fargo Bank, N.A. MAC # X2505-01A 1 Home Campus Des Moines, IA 50328	Mailing Address	4100 International Pkwy Suite 1000 Carrollton, TX 75007	
Property Address	107 Stone Road Pelham, AL 35124	Date of Sale	5/3/2016	
201605190 Shelby Cr	00170800 3/3 \$21.00 ity Judge of Probate, AL	Total Purchase Price or 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 Closing Statement Assessor's Market Value \$ Assessor's Market Value \$ Assessor's Market Value \$ Check one)				
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.				
	lse statements claimed on this fo	information contained in this docur orm may result in the imposition of t	ment is true and accurate. I further the penalty indicated in Code of	
Date <u>5/17/2016</u>		Print Derick Hunt, title specialist		
Unattested	(verified by)	Sign(Grantor/Grantee/C	Owner (Agent) circle one	