


INVESTOR NUMBER: 011-7682377-703

Wells Fargo Bank, N.A. CM #: 353735

MORTGAGOR(S): JOHN SMEDLEY AND BRITANY BYINGTON

Grantee's Address:

Secretary of Housing and Urban Development
c/o Information Systems & Networks Corp.
Shepherd Mall Office Complex
2401 NW 23rd Street - Suite 1D
Oklahoma City, OK 73107


20160609000199370 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
06/09/2016 12:52:01 PM 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.**, does hereby grant, bargain, sell, and convey unto Grantee, **Secretary of Housing and Urban Development, his Successors and Assigns**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 475, according to the Survey of Weatherly Treymoor Abbey-
Sector 22, as recorded in Map Book 21, Page 59, 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 8th day of January, 2016.

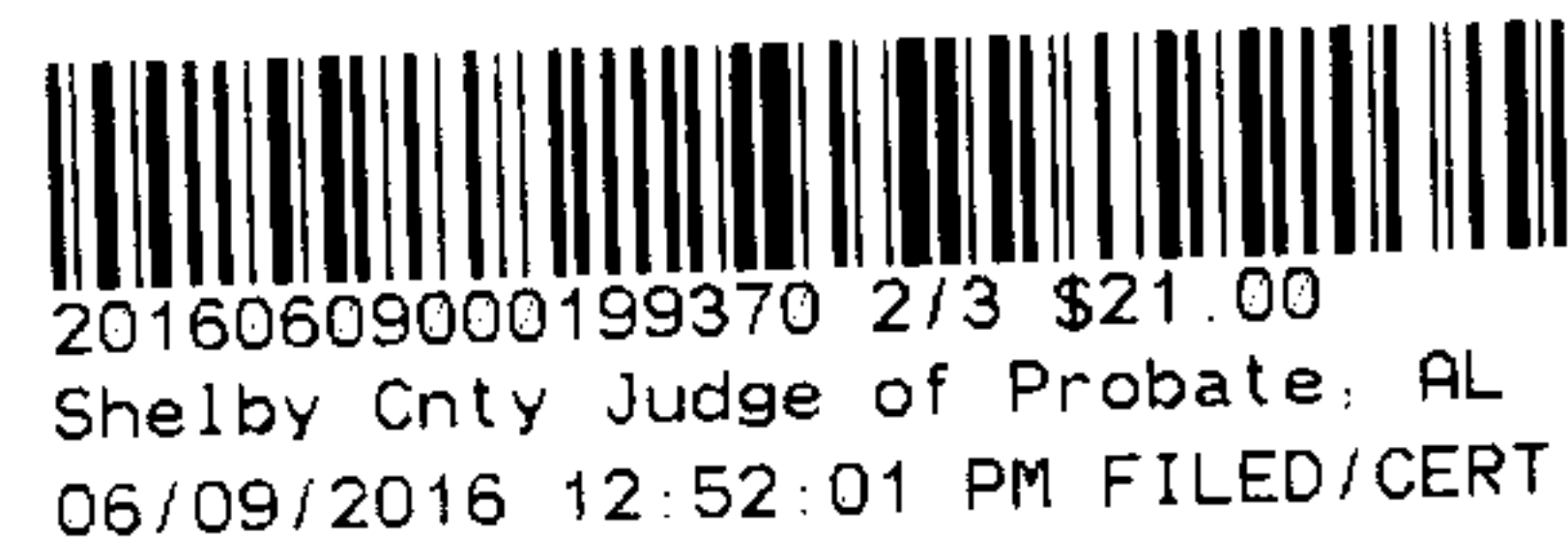
WELLS FARGO BANK, N.A.

By: Meagan Allison Hess
Meagan Allison Hess

Vice President Loan Documentation

Wells Fargo Bank, N.A.

01/08/2016



State of South Carolina

County of York

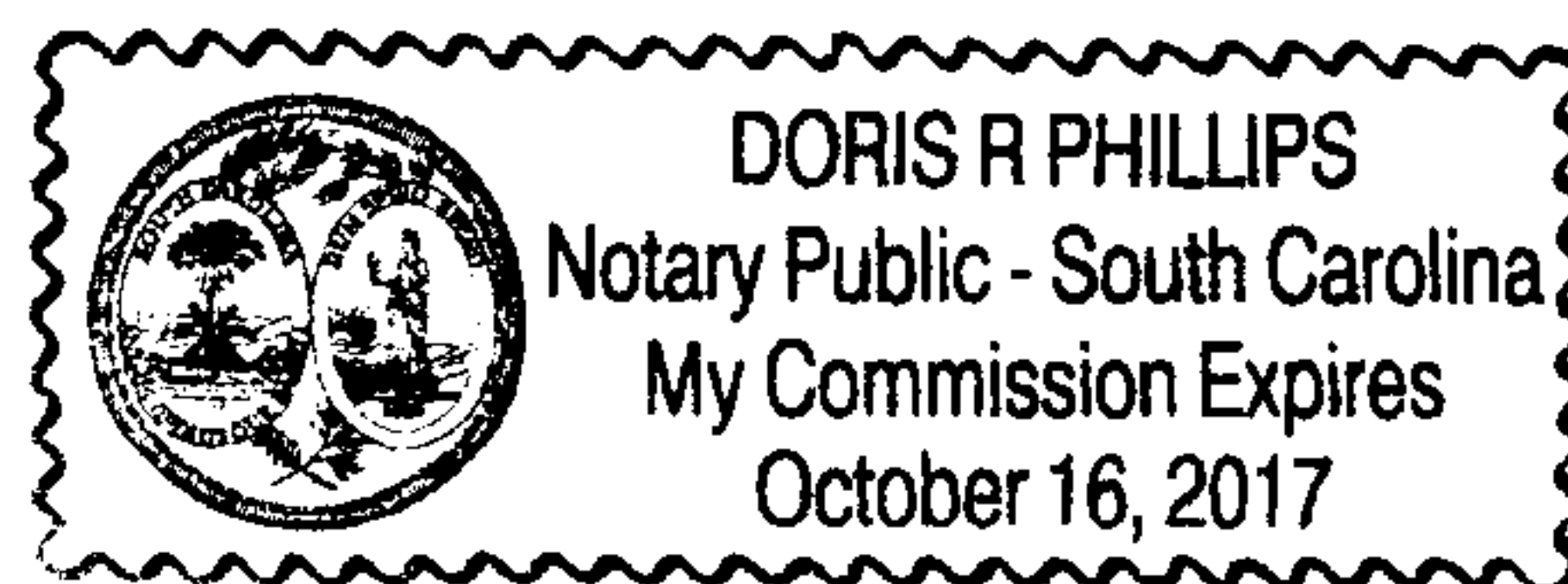
*The foregoing instrument was acknowledged before me this **January 8, 2016** by Meagan Allison Hess Vice President Loan Documentation; on behalf of Wells Fargo Bank, N.A., a national banking association. Meagan Allison Hess [] is personally known to me or [X] produced satisfactory evidence of identification.*

Notary Public _____

A large, stylized handwritten signature in black ink.

My commission expires _____

10/16/2017



THIS INSTRUMENT PREPARED BY:

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

* 353735*

* SWD*

* B

Real Estate Sales Validation Form

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

Grantor's Name	<u>Wells Fargo Bank, N.A.</u> <u>c/o Wells Fargo Bank, N.A.</u>	Grantee's Name	<u>Secretary of Housing and Urban Development</u>
Mailing Address	<u>MAC # X2505-01A</u> <u>1 Home Campus</u> <u>Des Moines, IA 50328</u>	Mailing Address	<u>4400 Will Rogers Parkway</u> <u>Suite 300</u> <u>Oklahoma City, OK 73108-183</u>
Property Address	<u>160 Treymoor Drive</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>1/8/2016</u>
		Total Purchase Price	<u>\$172,200.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>



20160609000199370 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
06/09/2016 12:52:01 PM FILED/CERT

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Foreclosure Deed
<input type="checkbox"/> 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.

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 5/31/2016

☐ Unattested
☐ (verified by)

Print Derick Hunt, title specialist

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