

Send Tax Notice To:
Steven A. Muncher
1005 Highland Village Trail, Birmingham, AL 35242

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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 **\$460,000.00 (Four Hundred Sixty Thousand Dollars and Zero Cents)** and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **Wells Fargo Bank, NA, successor by merger to Wachovia Mortgage, FSB f/k/a World Savings Bank, FSB** (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **Steven A. Muncher, married** (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **Shelby**, State of Alabama.

Lot 219, according to the Survey of Greystone Legacy, 2nd Sector, as recorded in Map Book 27, Page 66 in the Probate Office of Shelby County, Alabama

Prior instrument reference: **20150002000392730** of the Public Records of the **Judge of Probate** of **Shelby** County, State of Alabama.

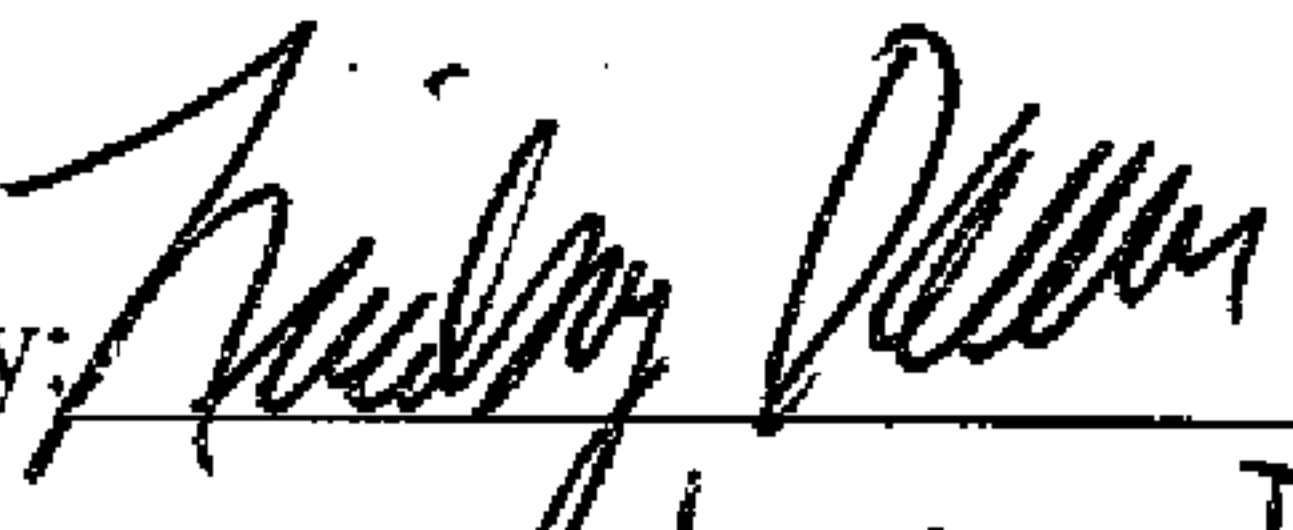
TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.


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 16 day of June, 2016.

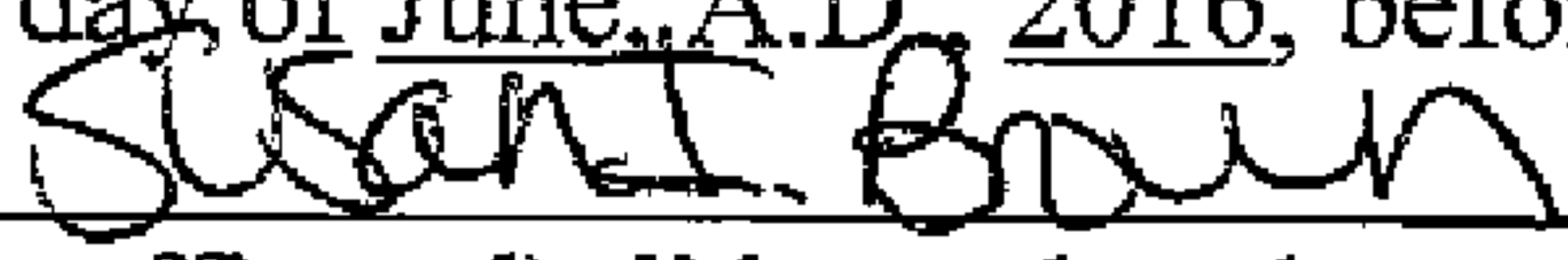
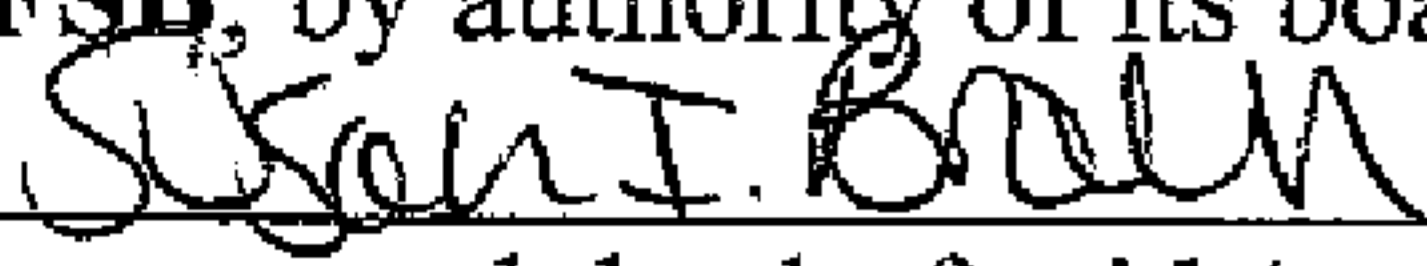
Witness (If Applicable)


**Wells Fargo Bank, NA, successor by
merger to Wachovia Mortgage, FSB f/k/a
World Savings Bank, FSB**

By: 
Name: Lindsay Dean


By: 
06/16/16
Name:
Its: **Susan I. Brown**
Vice President Loan Documentation

State of Iowa)
) ss.
County Dallas)

On this 16 day of June, A.D. 2016, before me, a Notary Public in and for said county, personally appeared , to me personally known, who being by me duly sworn (or affirmed) did say that that person is Vice President (title) of said **Wells Fargo Bank, NA, successor by merger to Wachovia Mortgage, FSB f/k/a World Savings Bank, FSB**, by authority of its board of (directors or trustees) and the said (officer's name)  acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

 (Signature)
Notary Public

(Stamp or Seal)

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

{ 0484677935B / 1200 LEGACY DR }

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: 15322386

Send future tax bills to:

Steven A. Muncher
1005 Highland Village Trail, Birmingham, AL 35242
220-AL-V4

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

Grantor's Name Wells Fargo Bank, NA ^{Successor by} Grantee's Name Steven A. Muncher
Mailing Address Wachovia Mortgage, FSB Mailing Address 1005 Highland Village Trail
8480 Stagecoach Circle Birmingham, AL 35242
Frederick, MD 21701

Property Address 1200 Legacy Dr. Date of Sale 06/24/2016
Birmingham, AL 35242 Total Purchase Price \$ 460,000.00



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/28/2016 03:37:26 PM
\$480.00 CHERRY
20160628000225260

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 ☐ 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 06/28/2016 Print Twila Hayes

☐ Unattested Sign Twila Hayes
(verified by) (Grantor/Grantee/Owner/Agent) circle one