

**Send Tax Notice To:
ROBERT EUGENE OWNES
3492 BEARDEN LANE, HELENA, AL 35080**

**20160630000228770
06/30/2016 02:55:41 PM
DEEDS 1/3**

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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 **\$78,400.00 (Seventy Eight Thousand Four Hundred Dollars and Zero Cents)** 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 **ROBERT EUGENE OWNES** (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **Shelby**, State of Alabama.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 31, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE, SECTOR 4, AS RECORDED IN MAP BOOK 33, PAGE 86, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. Parcel ID: 227352002103.0002015 Commonly known as 221 Village Drive, Calera, AL 35040

Prior instrument reference: 20150318000085630 of the Public Records of the Judge of Probate of **Shelby County**, State of Alabama.

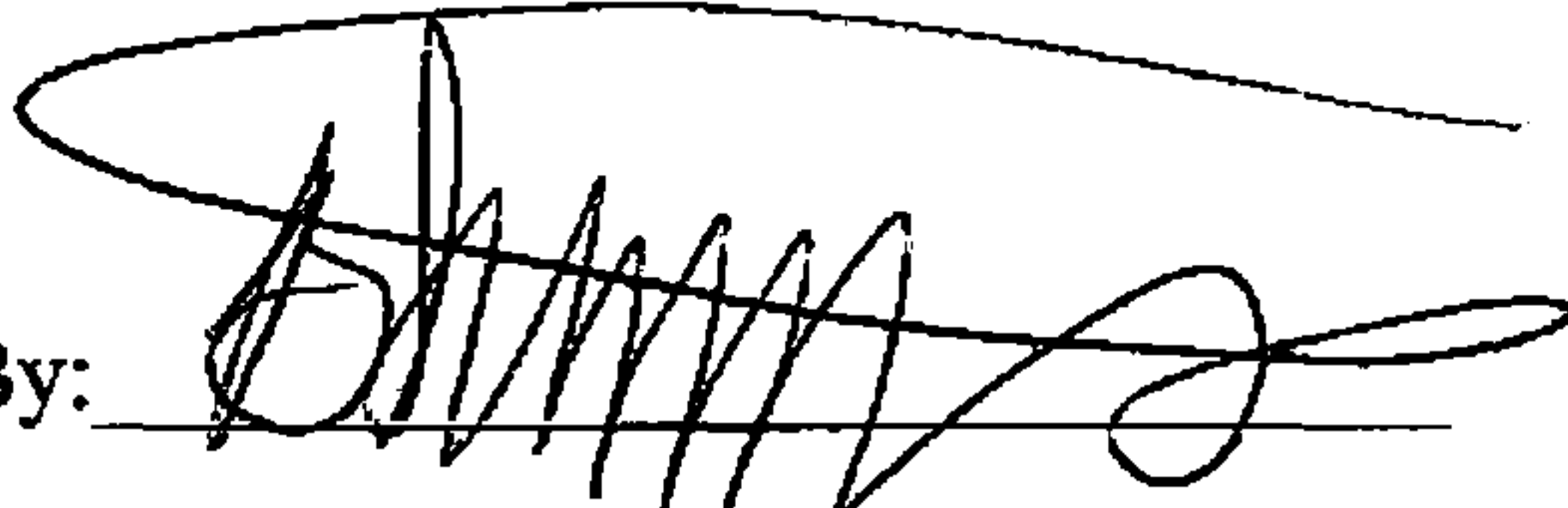
TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

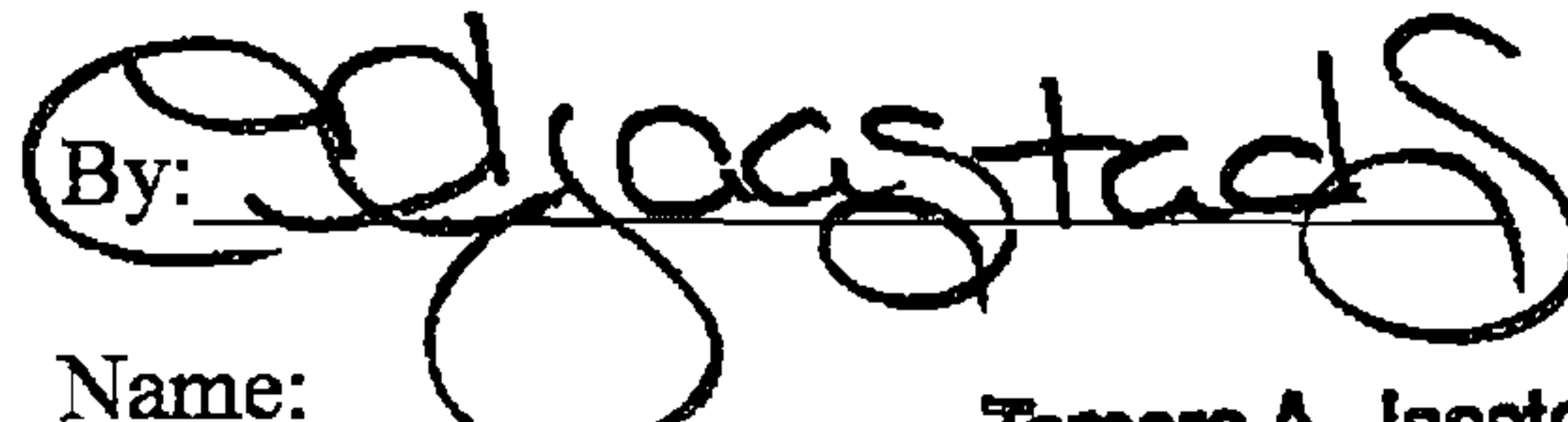
IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 13 day of April, 2016.

Witness (If Applicable)

WELLS FARGO BANK N.A.

By: 
Name: Brittany Switzer

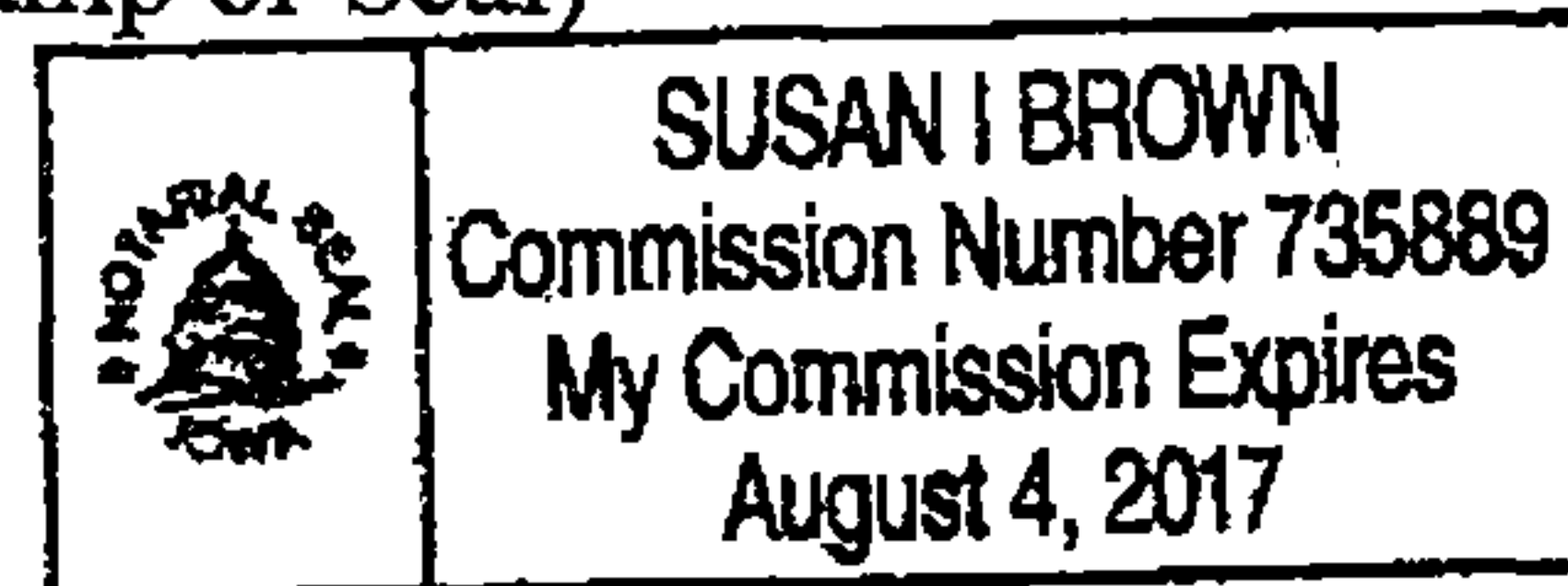
By:  4.13.16
Name: Tamera A. Jaastad-Stone
Its: Vice President Loan Documentation

State of Iowa

County Dallas

On this 13 day of April, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Tamera A. Jaastad-Stone, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Tamera A. Jaastad-Stone acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Susan I Brown (Signature) (Stamp or Seal)
Notary Public



0416362747

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: AL16100066

Send future tax bills to:
ROBERT EUGENE OWNES
3492 BEARDEN LANE, HELENA, AL 35080

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 ROBERT EUGENE OWNES
Mailing Address 3492 BEARDEN LANE,
HELENA, AL 35080

Property Address 221 VILLAGE DR CALERA, AL
35040

Date of Sale 4/13/2016
Total Purchase Price 78,400.00
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
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).

Wells Fargo Bank, N.A.

Tamara A. Jaastad-Stone
Vice President Loan Documentation

Date 4.13.16

Print

Unattested

[Signature]
(verfied by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/30/2016 02:55:41 PM
\$98.50 DEBBIE
20160630000228770

[Signature]