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DEEDS 1/4

Send Tax Notice To:
SHARON RAE DOUGLAS
545 HWY 57 Vincent, AL 35178

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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 \$12,000.00 (Twelve Thousand 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 **SHARON RAE DOUGLAS**, married (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **Shelby**, State of Alabama.

A tract of land located in the NE 1/4 of NW 1/4 of Section 22, Township 19, Range 2 East, more particularly described as follows: Commence at the Southeast corner of the said NE 1/4 of NW 1/4; thence run along the East line of said 1/4 - 1/4 section a distance of 500 feet to a point; thence run in a Westerly direction a distance of 173 feet to a point on a city street; thence run in a Southerly direction along the meandering of said street a distance of 403 feet to a point; thence run East 46 feet; thence run South 133 feet to a point on the south line of said 1/4 - 1/4 section; thence run East a distance of 258 feet to the point of beginning. Said property is bounded on the South by property of Houston Edwards & on the East by the Howe Property. LESS AND EXCEPT A parcel of land located in the NE 1/4 of the NW 1/4 of Section 22, Township 19 South, Range 2 East, described as follows: Commence at the NE corner of said Section 22; thence run West along the North line of said Section 22 a distance of 3032.08 feet; thence turn left 90° 00' a distance of 1317.47 feet to the point of beginning; thence turn right 90° 50' a distance of 285.92 feet to the Easterly right of way of Highway #231; said point being a curve to the right having a central angle of 03° 24' 09" and a radius of 5696.60 feet; thence turn right 126° 58' 47" to the chord of said curve; thence run along the arc of said curve a distance of 338.29 feet to the P.T. of said curve; thence continue along the right of way of said highway a distance of 661.90 feet;

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thence turn right 142° 17' 40" a distance of 292.56 feet; thence turn right 103° 33' 08" a distance of 160.49 feet; thence turn left 91° 28' a distance of 276.28 feet; thence turn right 07° 39' 55" a distance of 128.56 feet; thence turn left 84° 30' 23" a distance of 45.42 feet; thence turn right 84° 25' 50" a distance of 131.68 feet; thence turn right 67° 21' 43" a distance of 57.30 feet to the point of beginning.

Prior instrument reference: Instrument #20150116000017610 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.

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 NA
Mailing Address 8480 STAGECOACH CIRCLE
FREDERICK MD 21701

Grantee's Name SHARON RAE DOUGLAS
Mailing Address 545 HWY 57
VINCENT AL 35178

Property Address 80 HUMPHRIES CIR
VINCENT AL 35178

Date of Sale 07/08/2016
Total Purchase Price \$ 12000.00

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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
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 8/3/16

Print Kim Crocker

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/03/2016 03:22:53 PM
536.00 CHERRY
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[Signature]

Print Form

Form RT-1