

20160817000295130
08/17/2016 03:28:28 PM
DEEDS 1/4

Send Tax Notice To:
LUIS ROBERTO GARCIA MORALES
1016 SEMINOLE PLACE
CALERA, AL 35040

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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 **\$165,900.00** and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO HOME EQUITY ASSET-BACKED SECURITIES 2006-3 TRUST, HOME EQUITY ASSET-BACKED CERTIFICATES, SERIES 2006-3** whose address is **C/O WELLS FARGO BANK, N.A., 8480 STAGECOACH CIRCLE, FREDERICK, MD 21701** (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **LUIS ROBERTO GARCIA MORALES, A MARRIED PERSON** whose address is **1016 SEMINOLE PLACE, CALERA, AL 35040** (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **SHELBY**, State of Alabama.

LOT 52, ACCORDING TO THE SURVEY OF THE RESERVE AT TIMBERLINE, AS RECORDED IN MAP BOOK 34, PAGE 117 A, B, C AND D, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Prior instrument reference: **Instrument No. 20160322000092040** 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

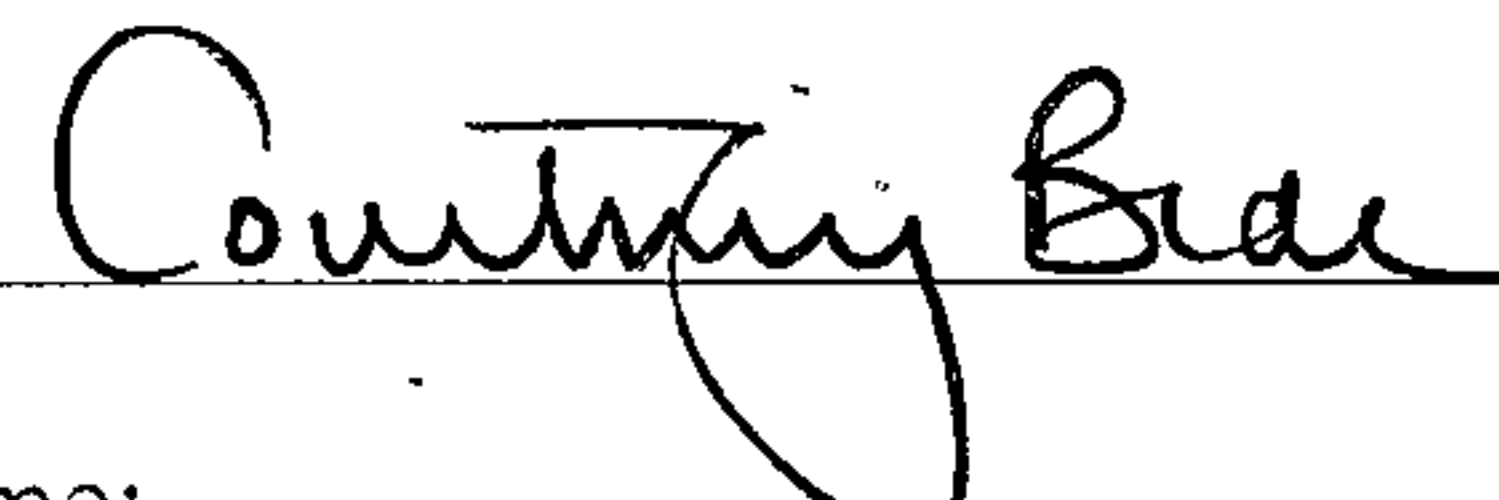
sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this July 12, 2016.

Witness (If Applicable)

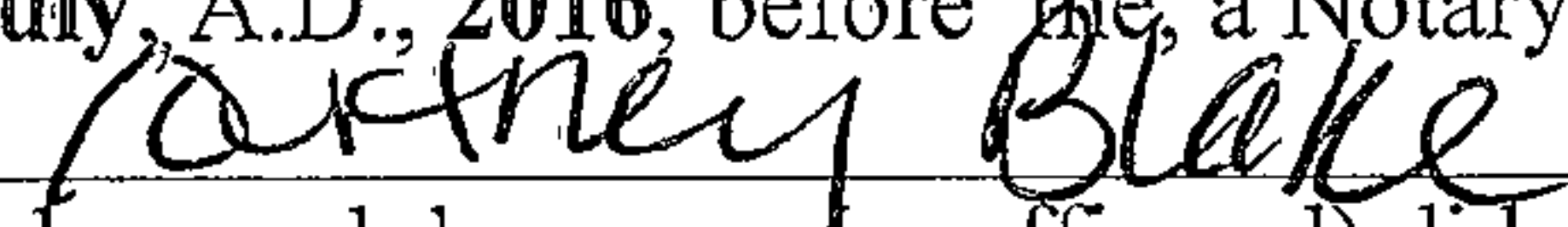
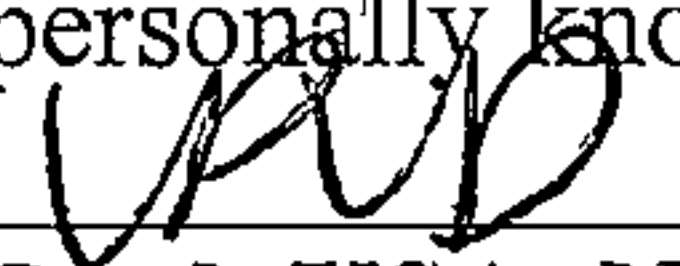
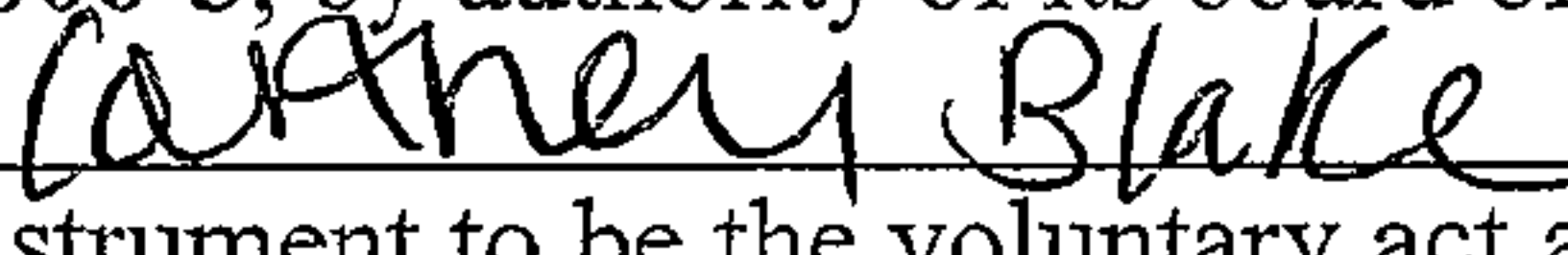
**WELLS FARGO BANK, N.A., AS
ATTORNEY IN FACT FOR HSBC
BANK USA, NATIONAL
ASSOCIATION AS TRUSTEE FOR
WELLS FARGO HOME EQUITY
ASSET-BACKED SECURITIES 2006-3
TRUST, HOME EQUITY ASSET-
BACKED CERTIFICATES, SERIES
2006-3**

By: 
Name: Lindsay Daman

By:  7/12/16
Name: Courtney Blake
Vice President Loan Documentation
Its: _____

State of Iowa

County Dallas

On this 12 day of July, 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  (title) of said Wells Fargo Bank, N.A. as attorney in fact for **HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2006-3 Trust, Home Equity Asset-Backed Certificates, Series 2006-3**, 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



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

Prepared by:
LYNN BYRD, ATTORNEY AT LAW
PO BOX 44
MONROEVILLE, AL 36461

Send future tax bills to:
LUIS ROBERTO GARCIA MORALES
1016 SEMINOLE PLACE
CALERA, AL 35040

When Recorded Return to:
STEWART TITLE GUARANTY
601 CANYON DR, STE 100
COPPELL, TX 75019

Real Estate Sales Validation Form

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

Grantor's Name HSBC Bank USA, National
 Mailing Address Association, AS Trustee
8480 Stagecoach Circle
Frederick, MD 21701

Grantee's Name Luis Roberto Garcia Morales
 Mailing Address 1016 Seminole Place
Calera, AL 35040

Property Address 1016 Seminole Place
Calera, AL 35040
APN: 34.3 06.2 2002 012 000

Date of Sale 7/12/2016
 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

☐ 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 8/9/16

Print Sonia Greene

Unattested

Sign Sonia Greene

(verified by)

(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
 08/17/2016 03:28:28 PM
 \$27.00 CHERRY
 20160817000295130

[Signature]