

20160818000295720
08/18/2016 09:09:44 AM
DEEDS 1/4

Send Tax Notice To:

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

c/o Information Systems Network Corp, Shepherd Mall Office Complex- 2401 NW 23rd St,
Suite 1D, Oklahoma City, OK 73107

Above this line reserved for official use only

STATE OF ALABAMA

COUNTY OF **Shelby**

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF \$10.00 (Ten 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 **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT** (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **Shelby**, State of Alabama.

Lot 6 according to the Survey of Camp Branch Estates as recorded in Map Book 9, Page 76, Shelby County, Alabama records.

Prior instrument reference: **Instrument 20160713000243470** of the Public Records of the **07/13/2016** 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 11th day of August, 2016.

Witness (If Applicable)

WELLS FARGO BANK, N.A. by Boston
National Title, LLC as Attorney in Fact

By: Amy Ballen

Name: Amy Ballen

By: Tracy Suter

Name: Tracy Suter
Its: Agent

State of Pennsylvania

County of Allegheny

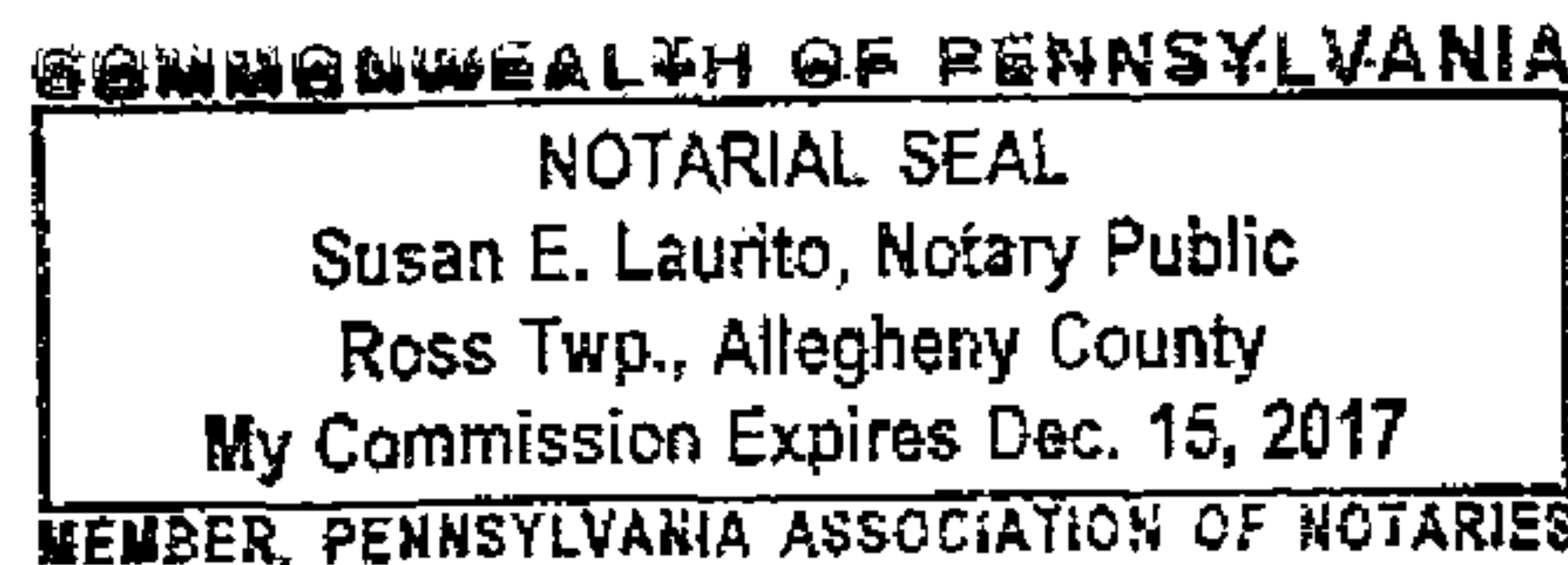
The foregoing instrument was acknowledged before me this 11th day of August of 2016 by Tracy Suter, Agent for Boston National Title, LLC., as attorney in fact; on behalf of Wells Fargo Bank, NA, a national banking association. Tracy Suter [x] is personally known to me or [] produced satisfactory evidence of identification.



(Signature of Notary or Officer Taking Acknowledgment and Seal)

Notary Public

My commission expires 12/15/17



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: AL16100227

Send future tax bills to:

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT
c/o Information Systems Network Corp, Shepherd Mall Office Complex- 2401 NW 23rd St,
Suite 1D, Oklahoma City, OK 73107

220-AL-V4

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.

Grantee's Name THE SECRETARY OF
HOUSING AND URBAN
DEVELOPMENT

Mailing Address 3476 STATE BLVD
FORT MILLS SC 29715

Mailing Address c/o Information Systems
Network Corp, Shepherd Mall
Office Complex- 2401 NW 23rd
St, Suite 1D, Oklahoma City,
OK 73107

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Property Address 1160 CAMP BRANCH ROAD
ALABASTER, AL 35007

Date of Sale 08/11/2016

Total Purchase Price

or

Actual Value

\$

or

Assessor's Market Value

\$ 17,340.00

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 deed conveyed to government agency

☐ 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 08/18/2016

Print Richelle Askinson

Unattested

Sign Richelle Askinson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one
Form RT-1

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Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/18/2016 09:09:44 AM
\$25.00 CHERRY
20160818000295720

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the County Clerk.