20161205000442120
12/05/2016 07:55:43 AM
DEEDS 1/3

Send Tax Notice To:
Sulman Mahdi
2441 Osceola Circle, Birmingham AL 35244

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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 **$114,500.00 (One Hundred Fourteen Thousand Five 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 **Sulman Mahdi,** a married man (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **Shelby**, State of Alabama.

All that certain parcel of land situated in County of Shelby, State of Alabama, being known and designated as Lot 16, in Block 5, according to the Map of Indian Valley, 6th Sector, as recorded in Map Book 5, Page 118, in the Probate Office of Shelby County, Alabama.

Prior instrument reference: **Instrument #20140829000272050** 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 25 day of Nov., 2016.

Wells Fargo Bank, N.A.

Susan I Brown

Susan I Brown
Vice President Loan Documentation

By: _____ 11/25/16

Its: _____

State of Iowa

County Dallas

On this 25 day of Nov, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Susan I Brown, 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) Susan I Brown acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Spenser Fuller (Signature) (Stamp or Seal)
Notary Public

Spenser Fuller
State of Iowa
Commission No. 799563
My Commission Expires:
September 30, 2019

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: 3420533

Send future tax bills to:
Sulman Mahdi
2441 Osceola Circle Birmingham AL 35244

0071381024
220-AL-V3

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	Grantee's Name	SULMAN MAHDI
Mailing Address	8480 STAGECOACH CIRCLE FREDERICK, MD. 21701	Mailing Address	4882 WOOD SPRINGS LN. HOOVER, AL. 35226
Property Address	2441 OSCEOLA CIR BIRMINGHAM, AL. 35244	Date of Sale	11/25/2016
		Total Purchase Price	$ 114,500.00
		or	
		Actual Value	$
		or	
		Assessor's Market Value	$

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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 _____

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/05/2016 07:55:43 AM
$135.50 CHERRY
20161205000442120

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 12/2/2016 Print MIKE DUGANICH

____ Unattested _____ Sign _____

(verified by) (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1