INVESTOR NUMBER: 011-6633515-703

Wells Fargo Bank, N.A. CM #: 348003

MORTGAGOR(S): AMELIA C. O'KEEFE AND COLLEEN CION O' KEEFE

**CORDERO** 

Grantee's Address:

Secretary of Housing and Urban Development c/o Information Systems Networks Corp. Shepherd Mall Office Complex 2401 NW 23<sup>rd</sup> Street - Suite 1D Oklahoma City, OK 73107

20170103000000410 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
01/03/2017 11:04:43 AM FILED/CERT

STATE OF ALABAMA	
COUNTY OF SHELBY	

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Dollars (\$500.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, Wells Fargo Bank, N.A., does hereby grant, bargain, sell, and convey unto Grantee, Secretary of Housing and Urban Development, his Successors and Assigns, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 14, according to the Survey of Amended Map of Ivanhoe, as recorded in Map Book 6, Page 70, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, 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 27<sup>th</sup> day of October, 2016.

WELLS FARGO BANK, N.A.

Lenettra D. Smith

Vice President Loan Documentation

Wells Fargo Bank, NA

10/27/2016

State of South Carolina

County of York

201701030000000410 2/3 \$22.00 Shelby Caty Judge of Propate Of

Shelby Cnty Judge of Probate, AL 01/03/2017 11:04:43 AM FILED/CERT

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of October, 2016 by Lenettra D. Smith, Vice President Loan Documentation; on behalf of Wells Fargo Bank, N.A., a national banking association. Lenettra D. Smith [] is personally known to me or [x] produced satisfactory evidence of identification.

**Notary Public** 

My commission expires\_

DORIS R PHILLIPS
Notary Public - South Carolina
My Commission Expires
October 16, 2017

THIS INSTRUMENT PREPARED BY: Ginny Rutledge Sirote & Permutt, P.C. 2311 Highland Avenue South P. O. Box 55727

Birmingham, AL 35255-5727

## 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. c/o Wells Fargo Bank, N.A.	Grantee's Name	Secretary of Housing and Urban Development
Mailing Address		Mailing Address	4400 Will Rogers Parkway Suite 300 Oklahoma City, OK 73108-183
Property Address	33 Sharpsburg Circle Calera, AL 35040	Date of Sale	10-27-16
		Total Purchase Price	\$104,160.00
		or Actual Value	\$
		or Assessor's Market Value	œ .
Recordation of docume Bill of Sale Sales Contract Closing Statement	entary evidence is not required) App VOth	oraisal or Foreclosure Deed ontains all of the required informati	
his form is not required	·		<del></del>
•	e statements claimed on this form	nformation contained in this document in the imposition of the second se	e penalty indicated in Code of
Date <u>12/29/2016</u>		Print Zach Morro, title specialist	
Unattested	(verified by)	Sign (Grantor/Grantee/C	Owner (Agent) circle one

201701030000000410 3/3 \$22.00 Shelby Cnty Judge of Probate, AL 01/03/2017 11:04:43 AM FILED/CERT