

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

20170228000069190

02/28/2017 01:42:15 PM

DEEDS 1/3

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 TEN AND 00/100 DOLLARS (\$10.00) and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **WELLS FARGO BANK, N.A.** whose mailing address is 3476 STATEVIEW BLVD., FORT MILL, SC 29715, (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto and convey unto **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT** whose mailing address is C/O INFORMATION SYSTEMS NETWORK CORP, SHEPHERD MALL OFFICE COMPLEX - 2401 NW 23RD ST., SUITE 1D, OKLAHOMA CITY, OK 73107 (hereinafter referred to as the "Grantee") the following described real estate situated in the County of SHELBY, State of Alabama.

LOT 2, ACCORDING TO THE SURVEY OF MONTE BELLO, AS RECORDED IN MAP BOOK 6, PAGE 23, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 2 MONTE BELLO LANE, MONTEVALLO, AL 35115

Prior instrument reference: Document number **20170131000037410** of the Public Records of the Judge of Probate Office of 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 24 day of February, 2017.

Witness (If Applicable)

ORANGE COAST TITLE COMPANY, AS
ATTORNEY-IN-FACT FOR, WELLS
FARGO BANK, N.A.

By: [Signature] 02/24/17

Name: Jeremy Hardwick

Its: Authorized Signer

[Signature]
Witness: Uyen Phung

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California

COUNTY OF Orange

On 02.24.2017 before me, Erika S. Riggio, a Notary Public, personally appeared Jeremy Hardwick, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

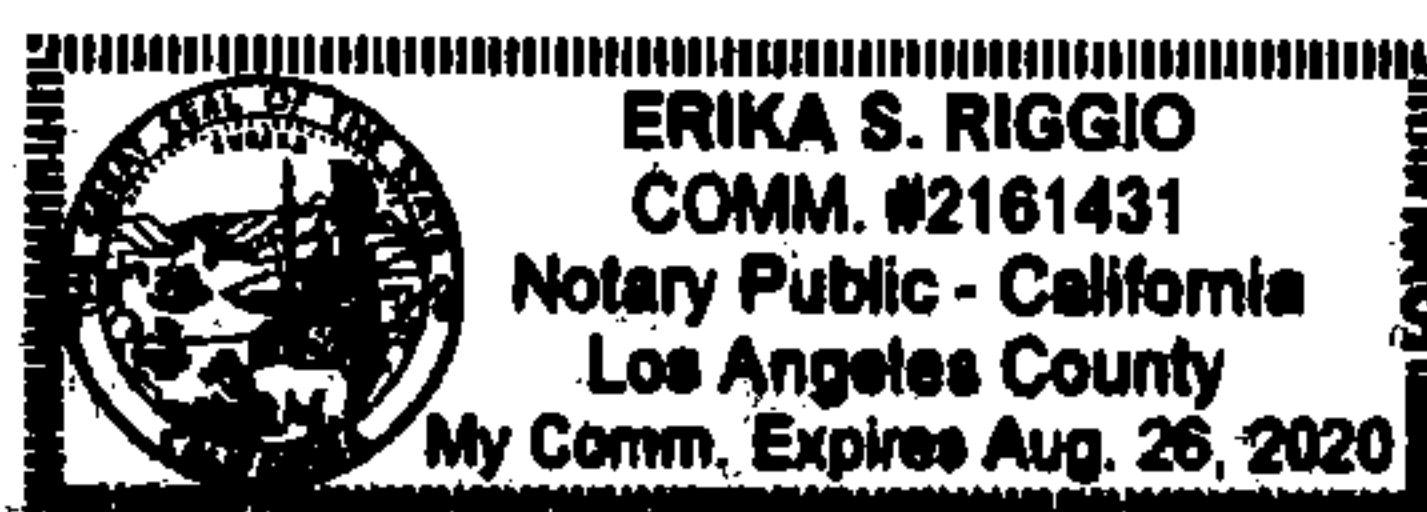
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

[Signature]
Notary Public (Signature)

Commission Expires: 08/26/2020



Prepared By:
LYNN BYRD
PO BOX 44
MONROEVILLE, AL 36461

WHEN RECORDED RETURN TO:
NATIONAL ASSET MANAGEMENT GROUP
2411 WEST LA PALMA AVENUE
ANAHEIM, CA 92801

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.
 Mailing Address 3476 STATEVIEW BLVD
FORT MILL, SC 29715

Grantee's Name THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT
 Mailing Address C/O INFORMATION SYSTEMS NETWORK
CORP, SHEPHERD MALL OFFICE COMPLEX
2401 NW 23RD ST, SUITE 1D, OKLAHOMA
CITY, OK 73107

Property Address 2 Monte Bello Lane
Montevallo, AL, 35115

Date of Sale _____
 Total Purchase Price \$ NA
 or
 Actual Value \$ NA
 or
 Assessor's Market Value \$ \$115,800.00

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 ☐ County Records
☐ 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 02/24/17

Print ORANGE COAST TITLE COMPANY, As Attorney-In-Fact For,
WELLS FARGO BANK, N.A.
 By Name: Jeremy Hardwick Its: Authorized Signer
 Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded N/A
 Official Public Records
 Judge James W. Fulk (verified by)
 County Clerk
 Shelby County, AL
 02/28/2017 01:42:15 PM
 \$22.00 DEBBIE
 20170228000069190

Jeremy Hardwick