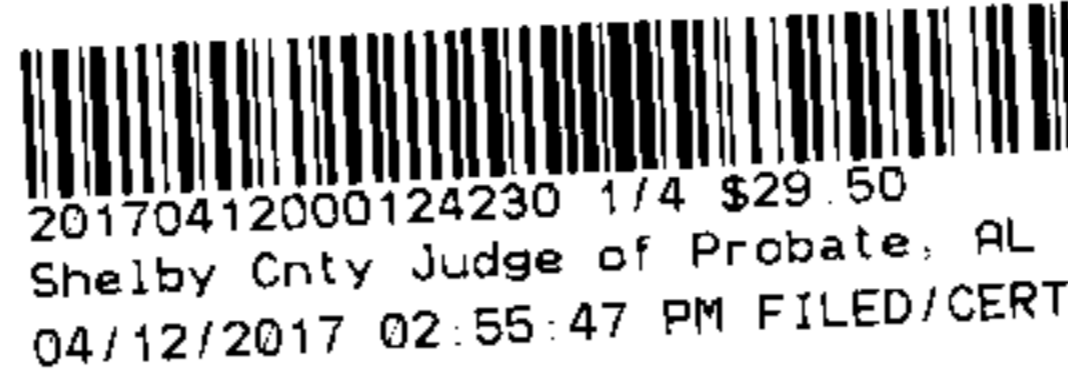


**Send Tax Notice To:**  
**James A Lario III**  
**107 Shoreline Way**  
**Wilsonville, AL 35186**



Shelby County, AL 04/12/2017  
State of Alabama  
Deed Tax: \$5.50

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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 **Two Hundred Eighty-Five Thousand And 00/100 (\$285,000.00)** and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **Wells Fargo Bank, NA** (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **James A. Lario III** (hereinafter referred to as the "Grantee") the following described real estate situated in the County of Shelby, State of Alabama.

LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT "A"

Prior instrument reference: **Instrument #20150702000224010** 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 **March 29, 2017**.

Witness (If Applicable)

**Wells Fargo Bank, NA**

By: Nick D. Marco  
Name: Nick D. Marco

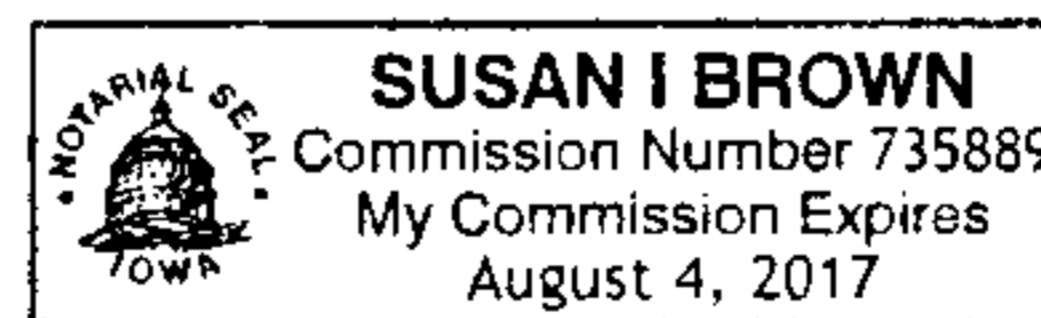
By: China Lem  
3/29/2017  
Name: **CHINA LEM**  
Vice President, Loan Documentation  
Its:

State of Iowa )  
County Dallas ) ss.

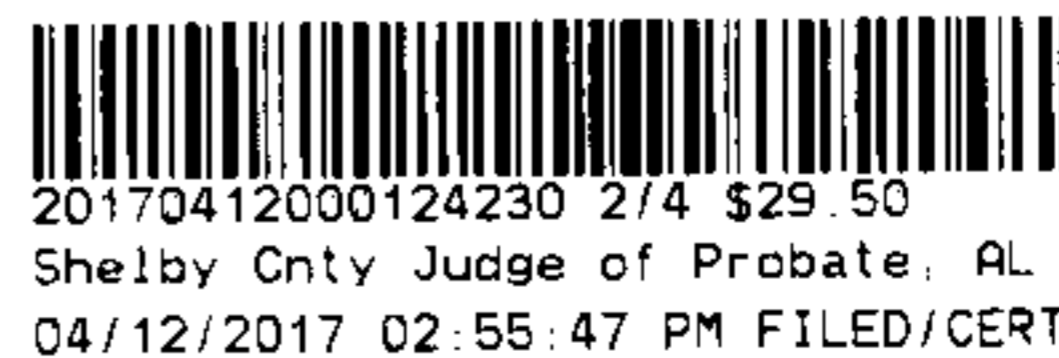
On this 29 day of March, A.D., 2017, before me, a Notary Public in and for said county, personally appeared China Lem, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) China Lem acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Susan I Brown (Signature) (Stamp or Seal)  
Notary Public

Prepared by:  
Jeff G. Underwood  
Sirote & Permutt, PC  
2311 Highland Avenue South  
Birmingham, AL 35205  
2015-001192



Send future tax bills to:  
James A. Lario III  
107 Shoreline Way  
Wilsonville, AL 35186



0078332905B/ 107 SHORELINE WAY  
220-AL-V4


## EXHIBIT "A"

Lot 110-A, According to the Resurvey of Lots 110 & 111, Lakewood Phase 1, as recorded in Map Book 36, Page 69, in The Probate Office of Shelby County, Alabama.

Less and Except the following:

A parcel of land being a part of Lot 110 of Final Plat of Lakewood Phase I as recorded in Map Book 33, Page 19 Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin found at the Northeast corner of said Lot 110, said iron pin found also being at the Northwest corner of lot 111, in said Lakewood Phase I; thence run in Southerly direction along the East line of said Lot 110 and the West line of said Lot 111 for a distance of 45.00 feet to an iron pin set; thence turn an angle to the right of 99 degrees 50' 00" and run in a Northwesterly direction for a distance of 60.84 feet to an iron pin set; thence turn an angle to the right of 83 degrees 52' 40" and run in a Northeasterly direction for a distance of 59.50 feet to an iron pin found on the North line of said Lot 110; thence turn an angle to the right of 110 degrees 06' 32" and run in a Southeasterly direction along the North line of said Lot 110 for a distance of 61.32 feet to the point of beginning.

  
20170412000124230 3/4 \$29.50  
Shelby Cnty Judge of Probate. AL  
04/12/2017 02:55:47 PM FILED/CERT

# 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  
Mailing Address 8480 Stagecoach Circle,  
Frederick, MD 21701

Grantee's Name James A. Lario III  
Mailing Address 107 Shoreline Way  
Wilsonville, AL 35186

Property Address 107 Shoreline Way  
Wilsonville, AL 35186

Date of Sale 04/11/2017  
Total Purchase Price \$285,000.00  
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 ☐ Appraisal  
☒ Sales Contract ☐ Other  
☐ 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 04/11/2017

☐ Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

