

THE STATE OF ALABAMA
COUNTY OF SHELBY

Jason McKay and Jan Keeling McKay
17-012382
4116 Forest Lakes Rd
Sterrett, AL 35147

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:


That Wells Fargo Bank, NA, an association organized and existing under the laws of the United States, whose principal place of business is located at 1 Home Campus, Des Moines, IA 50328, hereinafter called Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203, hereinafter called the Grantee, and his/her successors in such office, as such, and his/her or their assigns, the following-described property, situated in the county of Shelby, Alabama, to wit:

LOT 586, ACCORDING TO THE SURVEY OF FOREST LAKES, SECTOR 11, AS RECORDED IN MAP BOOK 32 AT PAGE 137, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and ad valorem taxes not due or payable on the date hereof.

The Grantor also assigns and transfers to the Grantee herein all of said Grantor's claim and notes, and the judgement, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

To Have and To Hold, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantee, and his/her successors in such office, as such, and his/her or their assigns forever, Grantor hereby covenants with the said Grantee and his/her successors in such office, as such, and his/her or their assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrance; that it has a good right to sell and convey the same to the said Grantee herein, and that Grantor will warrant and defend the premises to the said Grantee and his/her successors in such office, as such, and his/her or their assigns forever, against the lawful claims and demands of all persons claiming the same by, through, or under Grantor.


20170427000145330 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
04/27/2017 03:10:35 PM FILED/CERT

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IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by Julia Alice Munn, its Vice President Loan Documentation and attested by Myrna Page Moore, its Vice President Loan Documentation both thereunto duly authorized, and to be affixed all on this 06th day of April, 2017.

Wells Fargo Bank, NA

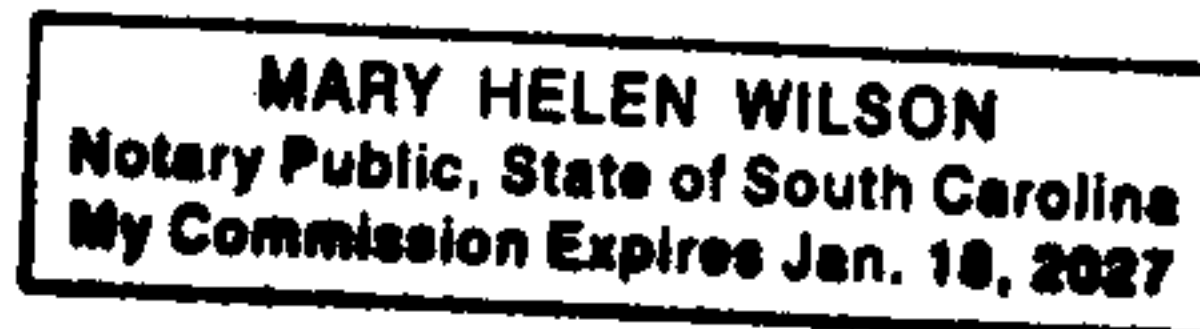
Myrna Page Moore
Myrna Page Moore
Vice President Loan Documentation
Wells Fargo Bank, N.A.
04/06/2017

By: Julia Alice Munn
Julia Alice Munn
Vice President Loan Documentation
Wells Fargo Bank, N.A.
04/06/2017

State of South Carolina
County of York


The foregoing instrument was acknowledged before me this 06th day of April, 2017 by Julia Alice Munn, Vice President Loan Documentation and Myrna Page Moore, Vice President Loan Documentation on behalf of Wells Fargo Bank, N.A., a national banking association. Julia Alice Munn and Myrna Page Moore [] is personally known to me or [x] produced satisfactory evidence of identification.

Notary Public Mary Helen Wilson
My commission expires 01/18/2027



THIS INSTRUMENT PREPARED BY:
ERIN L. ROBERTS
SHAPIRO AND INGLE, LLP
10130 PERIMETER PARKWAY, SUITE 400
CHARLOTTE, NC 28216

GRANTEE'S ADDRESS:
Department of Veterans Affairs
Loan Guaranty Service
3401 West End Avenue, Suite 760W
Nashville, TN 37203


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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
MAC # X7801-013 (FC)
Fort Mill, South Carolina 29715

Grantee's Name Secretary of Veterans Affairs
Mailing Address 3401 West End Ave, Suite 760W
Nashville, TN 37203

Property Address 4116 Forest Lakes Rd
Sterrett, AL 35147

Date of Sale March 30, 2017
Total Purchase Price \$10.00

or

Actual Value \$ 109,808.71
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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Notice of Sale |
| <input type="checkbox"/> 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 of 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 4-27-17

____ Unattested

(verified by)

Print

Sign

Matt Rabel
[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1



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