

Send Tax Notice To:

**Luay Matalka and Heather Leanne Matalka**  
1230 Atkins-Trimmm Boulevard, Birmingham, AL 35226

20170615000211040  
06/15/2017 09:51:24 AM  
DEEDS 1/3

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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 \$101,100.00 (**One Hundred One Thousand One 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 **Luay Matalka and Heather Leanne Matalka** (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **Shelby**, State of Alabama.

**Lot 216, according the Survey of Savannah Pointe Sector II Phase IV, as recorded in Map Book 29, Page 45, in the Probate Office of Shelby County, Alabama**

Prior instrument reference: **Doc. # 20161201000439500** of the Public Records of the Shelby County 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 21 day of April, 2017.

Witness (If Applicable)

Wells Fargo Bank, N.A.

By: [Signature]  
Name: Eric Petzloff

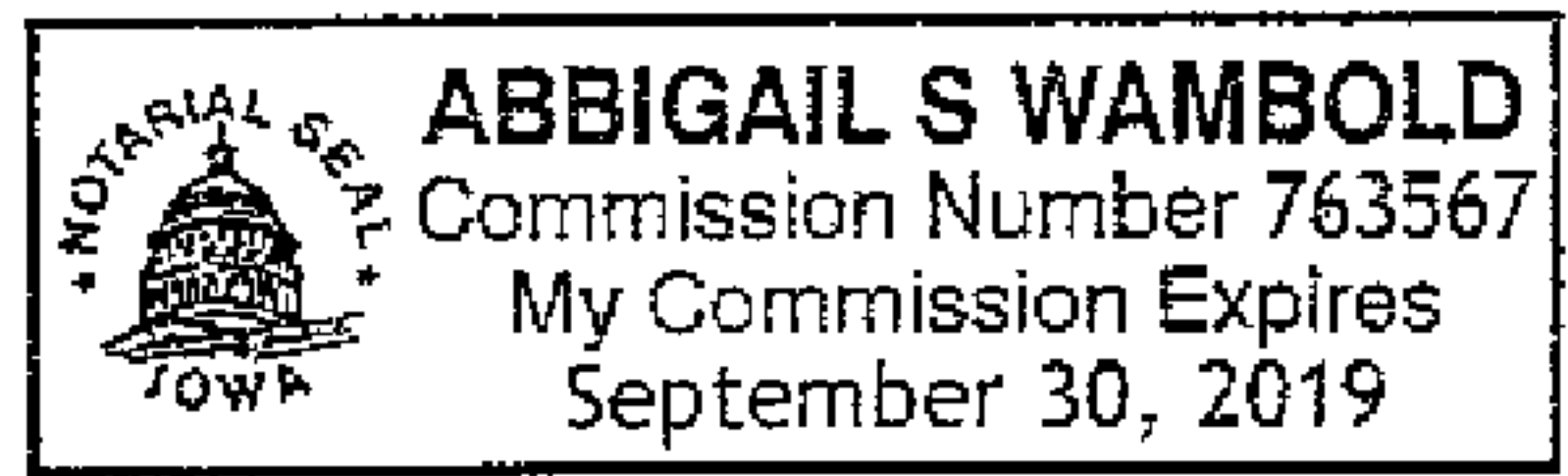
By: [Signature] 4/27/17  
Name: TONYA AMERINE  
Its: Vice President, Loan Documentation

State of Iowa

County Dallas

On this 27<sup>th</sup> day of April, A.D., 2017, before me, a Notary Public in and for said county, personally appeared Tonya Amerine, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPO (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Tonya Amerine acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature) (Stamp or Seal)  
Notary Public



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: AL16100337

Send future tax bills to:  
Luay Matalaka and Heather Leanne Matalaka  
1230 Atkins-Trimmm Boulevard, Birmingham, AL 35226

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          | Luay Mataka and Heather Leanne Mataka              |
| Mailing Address  | 8480 Stagecoach Circle, Frederick, MD 21701 | Mailing Address         | 1230 Atkins-Trimmm Boulevard, Birmingham, AL 35226 |
| Property Address | 115 Grant Circle, Calera, AL 35040          | Date of Sale            |  |
|                  |   | Total Purchase Price    | 101,100.00   |
|                  |   | or                      |  |
|                  |   | Actual Value            | \$N/A  |
|                  |   | or                      |  |
|                  |   | Assessor's Market Value | \$N/A  |

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 checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other     |
| <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 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). Wells Fargo Bank, N.A.

Date 4/28/17

Print CHRIS ARTMAN  
Vice President, Loan Documentation

N/A Unattested

N/A

Sign

(Grantor) Grantee/Owner/Agent Circle one

Form RT-1



Filed and Recorded (verified by)  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/15/2017 09:51:24 AM  
\$122.50 DEBBIE  
20170615000211040

*James W. Fuhrmeister*