

INVESTOR NUMBER: 22-22-6-0670804

20170718000256880  
07/18/2017 02:09:56 PM  
DEEDS 1/3

Wells Fargo Bank, N.A. CM #: 410899  
MORTGAGOR(S): RODDY W. BREWER

Grantee's Address:  
Secretary of Veterans Affairs  
Loan Guaranty Service  
3401 West End Avenue, Suite 760W  
Nashville, TN 37203

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, **The Secretary of Veterans Affairs, an Officer of the United States of America, his/her successors and/or assigns, at VA Regional Loan Center, 3401 West End Avenue, Suite 760W, Nashville, TN 37203, as their interest may appear**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Commence at the Southwest corner of the SE 1/4 of SW 1/4 Section 31, Township 20 South, Range 1 East and run in an Easterly direction along the South boundary line of said quarter-quarter section a distance of 1278.9 feet to a point on the West right of way line of Shelby County Highway Number 49; thence turn an angle of 90 degrees 28 minutes to the left and run Northerly along said right of way a distance of 20.0 feet to the point of beginning of tract of land herein described; thence turn an angle of 89 degrees 32 minutes, to the left and run a distance of 642.5 feet to a point; thence turn an angle of 90 degrees 47 minutes to the right and run Northerly a distance of 596.8 feet to a point on the North property line thence turn an angle of 89 degrees 13 minutes to the right and run Easterly along said line a distance of 629.6 feet to a point on the West right of way line of said Shelby County Highway Number 49; thence turn angle of 89 degrees 32 minutes to the right and run Southerly along said right of way a distance of 596.2 feet to the point of beginning. Said parcel of land is lying in the SE 1/4 of SW 1/4, Section 31, Township 20 South, Range 1 East, 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.

\*410899\* \*SWD\* \*B

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 14<sup>th</sup> day of July, 2017.

WELLS FARGO BANK, N.A.

Denise Goldston

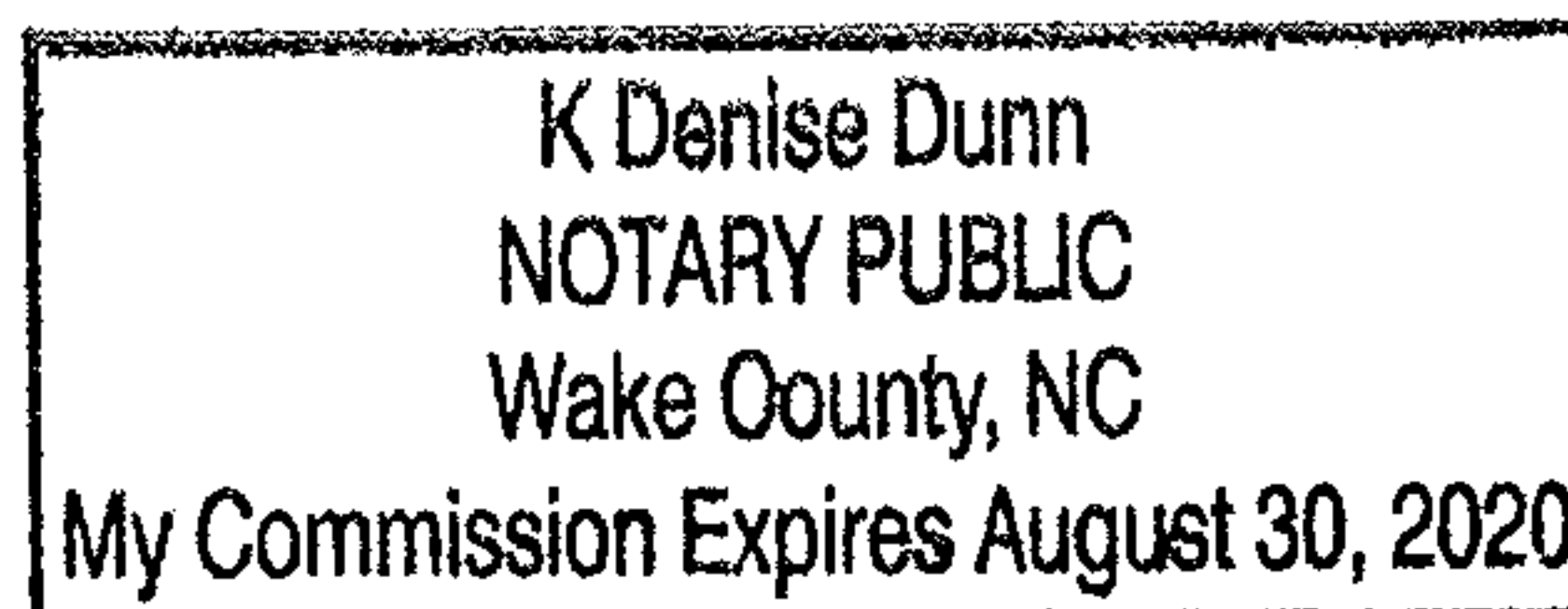
Name: Denise Goldston  
Title: Vice President Loan Documentation  
Company: Wells Fargo Bank, N.A.  
Date: 07/14/2017

State of North Carolina  
County of Wake

The Foregoing instrument was sworn to and subscribed before me this 14<sup>th</sup> day of July, 2017, by Denise Goldston, who is personally known to me.

[Signature]

K Denise Dunn, Notary of Wake  
Notary Public, State of North Carolina  
My Commission expires: August 30, 2020



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 Veterans Affairs

Mailing Address PO Box 14506  
Des Moines, IA 50306

Mailing Address 4100 International Pkwy  
Suite 1000  
Carrollton, TX 75007

Property Address 1445 Hwy 49  
Columbiana, AL 35051

Date of Sale 7/14/2017

Total Purchase Price \$239,542.50

or

Actual Value \$                     

or

Assessor's Market Value \$                     

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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 Foreclosure Deed  
☐ 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.

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 7/18/2017

Print Derick Hunt, title specialist

☐ Unattested                       
(verified by)

Sign   
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/18/2017 02:09:56 PM  
\$22.00 CHERRY  
20170718000256880

