


THE STATE OF ALABAMA
COUNTY OF SHELBY


20170721000260820 1/4 \$25.00
Shelby Cnty Judge of Probate: AL
07/21/2017 09:26:25 AM FILED/CERT

Jeffrey A. Brewer and Candace Brewer
17-013080
1008 Aronimink Dr
Calera, AL 35040

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Wells Fargo Bank, NA, a corporation organized and existing under the laws of the United States whose principal place of business is located at 101 North Phillips Avenue, Sioux Falls, SD 57104, 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:

- THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF Alabama, AND IS DESCRIBED AS FOLLOWS:
- LOT 92 ACCORDING TO THE SURVEY OF THE RESERVE AT TIMBERLINE AS RECORDED IN MAP BOOK 34 PAGE 117 ABC AND D IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel 10: 34-3-06-2-002-048.000

Commonly known as 1008 Aronimink Drive, Calera, AL 35040
However, by showing this address no additional coverage is provided

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.



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Calera, AL 35040

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by Denise Goldston, its Vice President Loan Documentation and attested by Tina Richardson, its Vice President Loan Documentation both thereunto duly authorized, and its corporate seal to be affixed all on this 17th day of July, 2017.

Wells Fargo Bank, NA

Tina Richardson

Name: Tina Richardson

Title: Vice President Loan Documentation

Company: Wells Fargo Bank, N.A.

Date: 07/17/2017

Denise Goldston

Name: Denise Goldston

Title: Vice President Loan Documentation

Company: Wells Fargo Bank, N.A.

Date: 07/17/2017



20170721000260820 3/4 \$25.00
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State of North Carolina

County of Wake

The Foregoing instrument was sworn to and subscribed before me this 17th day of July, 2017, by Denise Goldston, who is personally known to me.

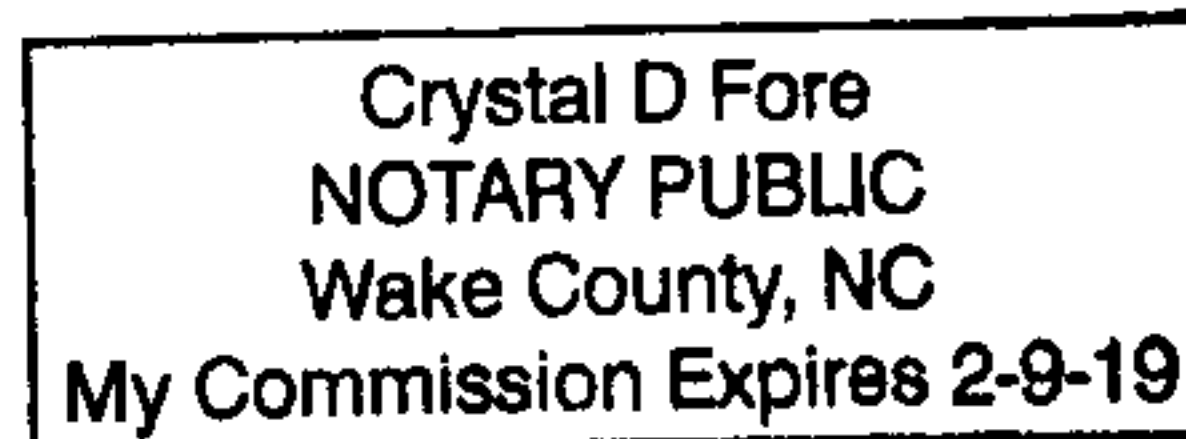
Crystal D Fore

(Signature)

Crystal D. Fore, Notary of Wake

Notary Public, State of North Carolina

My Commission expires: 02-09-2019



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

Real Estate Sales Validation Form

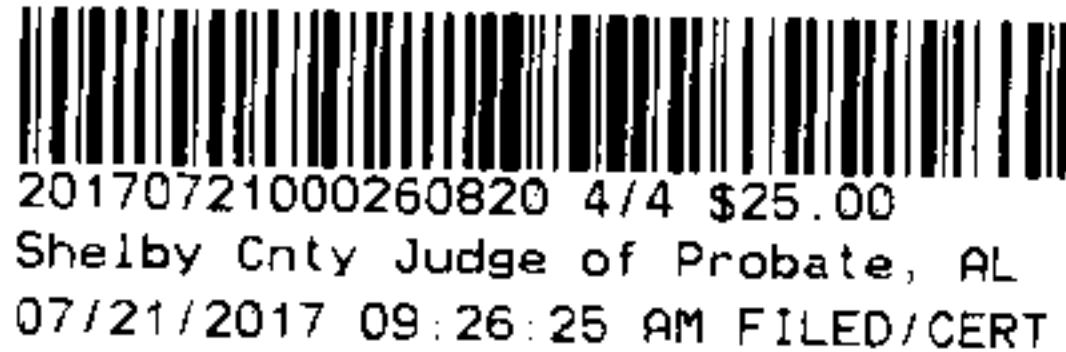
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

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 Avenue, Suite
760W
Nashville, TN 37203

Property Address 1008 Aronimink Dr
Calera, AL 35040

Date of Sale June 26, 2017
Total Purchase Price \$~~10.00~~ 12,958.50
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
☐ Sales Contract
☐ Closing Statement
☐ Appraisal
☒ Other Notice of Sale

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 7/21/17
Unattested _____

(verified by)

Print Heather Ball
Sign Heather Ball
(Grantor/Grantee/Owner/Agent) circle one