

20171101000396240
11/01/2017 12:56:22 PM
DEEDS 1/4

Send Tax Notice To:

Shawn Sparks
1012 Cty. Road 730
Clanton, AL 35046

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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 Seventy-Seven Thousand Five Hundred and 00/100 Dollars (\$77,500.00) and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned WELLS FARGO USA HOLDINGS, INC., successor by merger to WELLS FARGO FINANCIAL ALABAMA, INC. (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto SHAWN SPARKS, a married man (hereinafter referred to as the "Grantee") the following described real estate situated in the County of Shelby, State of Alabama.

All that property situate in the County of Shelby and State of Alabama described as:

Commence at the NE corner of the SE 1/4 of the SW 1/4, Section 24, Township 21 South, Range 1 West; thence run West along the North boundary line of said Quarter-Quarter Section a distance of 808.0 feet to the point of beginning of the lot herein described; thence turn an angle of 90 deg. 00' to the left and run South a distance of 215.0 feet; thence turn an angle of 90 deg. 00' to the right and run West a distance of 208.4 feet to the Williams land; thence turn an angle of 90 deg. 00' to the right and run North a distance of 215.0 feet to the North boundary line of said Quarter-Quarter Section; thence turn an angle of 90 deg. 00' to the right and run East along the North boundary line of said Quarter-Quarter Section a distance of 208.4 feet to the point of beginning. Situated in the SE 1/4 of SW 1/4, Section 24, Township 21 South, Range 1 West.

Except 8 foot strip off East side for Road.

Commence at the NE corner of the SE 1/4 of SE 1/4, Section 24, Township 21 South, Range 1 West; thence run West along the North boundary line of said Quarter-Quarter Section a distance

of 808.0 feet to a point; thence continue along said North boundary line of said Quarter-Quarter Section a distance of 8.0 feet to the point of beginning of the parcel of land herein described and conveyed; thence turn an angle of 90 deg. to the right and run Northerly a distance of 100 feet to a point; thence turn an angle of 90 deg. to the left and run in a Westerly direction a distance of 270.1 feet to a point; thence turn an angle of 136 deg. 57' to the left and run Southeasterly a distance of 146.4 feet to a point; thence turn an angle of 43 deg. 03' to the left and run Easterly a distance of 163.1 feet to the point of beginning. Said land being situated in the NE 1/4 of SW 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama.

There is also conveyed any and all easements or interest in easements owned by grantors herein which lead to or are held in connection with the above conveyed property.

More commonly known as 218 Pine Hill Drive, Columbiana AL 35051

Tax Parcel ID No: 21 6 24 3 001 033.000

Being the same property conveyed to Wells Fargo Financial Alabama Inc. dated 1/23/2017 recorded 1/31/2017 in Instrument # 20170131000037380 in the Office of the Judge of Probate for the County of Shelby and 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 27th day of October, 2017.

Witness (If Applicable)

WELLS FARGO USA HOLDINGS, INC.,
successor by merger to WELLS FARGO
FINANCIAL ALABAMA, INC.
by its Attorney in Fact, WELLS FARGO
BANK, NA

By: Shannon Adesko

Name: Shannon Adesko

By: [Signature] 10-27-17

Name:

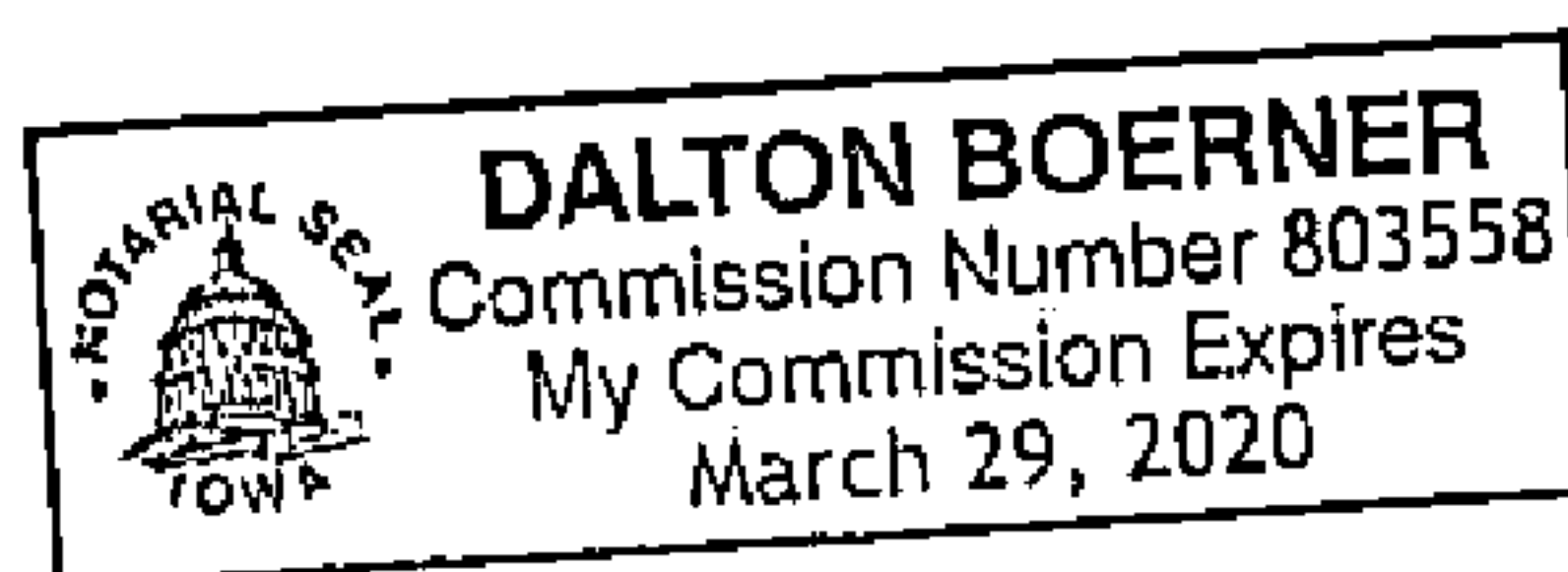
ALAN BANKS
Vice President Loan Documentation

Its:

State of Iowa)
) ss.
County Dallas)

On this 27 day of Oct., A.D., 2017, before me, a Notary Public in and for said county, personally appeared Alan Banks, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLO (title) of said Wells Fargo Bank, N.A., as Attorney-in-Fact for WELLS FARGO USA HOLDINGS, INC., successor by merger to WELLS FARGO FINANCIAL ALABAMA, INC. by authority of its board of (directors or trustees) and the said (officer's name) Alan Banks acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

D. H. A. (Signature) (Stamp or Seal)
Notary Public



Prepared by:
Curtis Hussey, Esq. - Alabama Bar No.: HUS004
P.O. Box 1896, Fairhope, AL 36532-1896

Send future tax bills to:
Shawn Sparks
1012 Cty. Road 730
Clanton, AL 35046

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 USA HOLDINGS, INC., sbm to
Mailing Address WELLS FARGO FINANCIAL ALABAMA, INC. 396240
c/o Wells Fargo Bank, N.A., 8480 Stagecoach Circle
Frederick, MD 21701

Grantee's Name Shawn Sparks
Mailing Address 1012 Cty. RD 730
Clanton AL 35046

Property Address 218 Pine Hill Drive,
Columbiana AL 35051

Date of Sale 10/27/2017
Total Purchase Price \$ 77,500.00



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/01/2017 12:56:22 PM
\$101.50 JESSICA
20171101000396240

or
Actual Value \$
or
Market Value \$

The purchase price or actual value claimed 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

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 11-1-2017

Print SHANNON TAYLOR

☒ Unattested

Jeff Small
(verified by)

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