

20180110000011110 1/3 \$69.00
Shelby Cnty Judge of Probate, AL
01/10/2018 03:59:17 PM FILED/CERT

**Send Tax Notice To:
Sunny Rainey Clowdus
200 Winding Stair Trail, Leeds, AL 35094**

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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 \$47,600.00 (**Forty Seven Thousand Six Hundred Dollars and Zero Cents**) and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **Wells Fargo Bank, NA** (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **Sunny Rainey Clowdus** (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **Shelby**, State of Alabama.

UNIT 1301, IN HORIZON, A CONDOMINIUM, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM OF HORIZON, A CONDOMINIUM, WHICH IS RECORDED IN INSTRUMENT 2001-40927, TO WHICH DECLARATION OF CONDOMINIUM A PLAN IS ATTACHED AS EXHIBIT "A" THERETO, SAID PLAN BEING FILED FOR RECORD IN MAP BOOK 28, PAGE 141, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND TO WHICH SAID DECLARATION OF CONDOMINIUM THE BY-LAWS OF THE HORIZON CONDOMINIUM ASSOCIATION, INC. IS ATTACHED AS EXHIBIT "D", TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ASSIGNED TO SAID UNIT, AS SHOWN IN EXHIBIT "C" OF SAID DECLARATION OF CONDOMINIUM OF HORIZON, A CONDOMINIUM.

Prior instrument reference: **Instrument Number: 20171117000416300** of the Public Records of the **PROBATE JUDGE** of **Shelby County**, State of Alabama.

220-AL-V4

0210227989 / 1301 MORNING SUN CIRCLE

Shelby County, AL 01/10/2018
State of Alabama
Deed Tax: \$48.00

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 13 day of Dec., 2017.

Witness (If Applicable)

Wells Fargo Bank, NA

By: [Signature]
Name: Eric Retzlaff

By: [Signature] 12/13/17
Name: LANCE DRAEGER
Its: Vice President Loan Documentation

State of Iowa

County Dallas

On this 13 day of Dec., A.D., 2017, before me, a Notary Public in and for said county, personally appeared Lance Draeger, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Lance Draeger 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: DEF173207

Send future tax bills to:
Sunny Rainey Clowdus
200 Winding Stair Trail, Leeds, AL 35094

220-AL-V4

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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 8480 Stagecoach Circle
Frederick, MD 21701

Grantee's Name Sunny Rainey Clowdus
Mailing Address 200 Winding Stair Trail
Leeds, AL 35094

Property Address 1301 Morning Sun Circle
Birmingham, AL 35242

Date of Sale
Total Purchase Price \$47,600.00
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)

- Bill of Sale
Sales Contract (checked)
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 12-14-17

Print LINDSAY DORAN
Vice President, Loan Documentation
Wells Fargo Bank, N.A.

N/A Unattested N/A (verified by)

Signature (circled)
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

