

Send Tax Notice To:
Paula Dian Brown
1639 Eastern Valley Road
Bessemer, AL 35022

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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 \$210,000.00 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 **PAULA DIAN BROWN**, a married woman, as an individual, (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **Shelby**, State of Alabama.

A parcel of land located in the Northeast 1/4 of the Northwest 1/4 of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama described as follows:

Commence at the Northwest corner of said 1/4-1/4 Section and run East along the North boundary 394.46 feet; these turn 95 degrees 35 minutes right and southerly along a fence line 578.83 feet; thence turn 84 degrees 25 minutes right and run west 362.28 feet to the intersection of the west boundary of said 1/4-1/4 section; thence turn 92 degrees 23 minutes 48 seconds right and run north along said west boundary 576.14 feet to the point of beginning.

And also

A right- of- way 30 feet in width whose centerline is described as follows:

Commence at the northwest corner of said 1/4-1/4 section and run south along the west boundary 854.11 feet; thence turn 89 degrees 56 minutes 56 seconds left and run east 453.14 feet to the centerline of said easement and the point of beginning; thence turn 92 degrees 03 minutes left and run northerly along said centerline 82.63 feet; thence turn 40 degrees 44 minutes 56 seconds left and run northwesterly along said centerline 90.36 feet; thence turn 53 degrees 28 minutes 20 seconds right and run northerly along said centerline 370.00 feet; thence turn 67 degrees 00 minutes left and run northwesterly along said centerline 96.94 feet to the termination of said easement.

0212637748

220-AL-V4

More commonly known as: 218 Blossom Street, Montevallo AL 35115
Tax id# 26-1-02-0-001-004.002

Prior instrument reference: Document # 20170615000212350 of the Public Records of the Office of the County Register of Deeds 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 December 15, 2017

Witness (If Applicable)

WELLS FARGO BANK, N.A.

By: Brette Deaton
Name: Brette Deaton

By: China Lem 12/15/17
Name: CHINA LEM
Its: Vice President, Loan Documentation

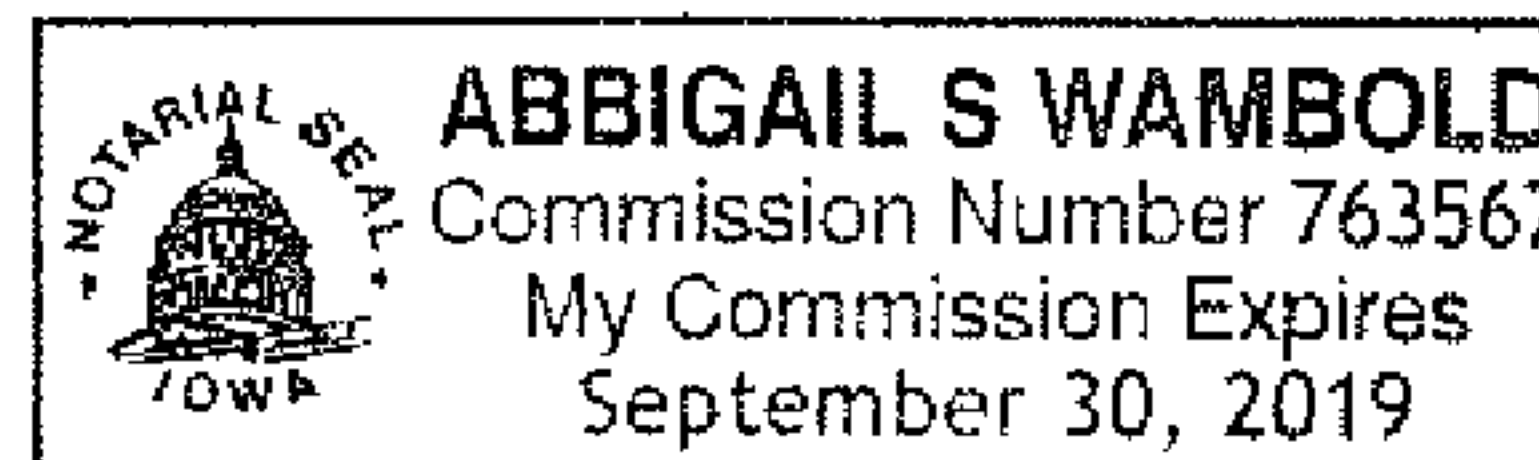
State of Iowa

County Dallas

On this 15th day of December, A.D., 20 17, before me, a Notary Public in and for said county, personally appeared China Lem, 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) China Lem acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Abbigail S Wambold (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:
Paula Dian Brown
1639 Eastern Valley Road
Bessemer, AL 35022

Ref. # 0212637748

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 Paula Dian Brown
Mailing Address 1639 Eastern Valley Road
Bessemer AL 35022

Property Address 218 Blossom Street
Montevallo AL 35115

Date of Sale 1/9/18
Total Purchase Price \$ 210,000.00

or
Actual Value \$

20180111000012810 01/11/2018 02:56:12 PM DEEDS 3/3 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

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 1/10/18

Print J. A. Parmer

Unattested

Sign

(verified by) (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/11/2018 02:56:12 PM
S231.00 CHERRY
20180111000012810

Signature