

Send Tax Notice To:

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, HIS SUCCESSORS AND ASSIGNS
C/O INFORMATION SYSTEMS NETWORK CORP, SHEPHERD MALL OFFICE COMPLEX-2401 NW 23RD
ST., SUITE 1D,
OKLAHOMA, OK 73107

Above this line reserved for official use only

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF TEN AND 00/100 DOLLARS (\$10.00) and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **WELLS FARGO BANK, N.A.** whose mailing address is 3476 STATEVIEW BLVD, FORT MILL, SC 29715, (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto and convey unto **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, HIS SUCCESSORS AND ASSIGNS** whose mailing address is C/O INFORMATION SYSTEMS NETWORK CORP, SHEPHERD MALL OFFICE COMPLEX-2401 NW 23RD ST., SUITE 1D, , OKLAHOMA, OK 73107 (hereinafter referred to as the "Grantee") the following described real estate situated in the County of SHELBY, State of Alabama.

COMMENCE AT THE SW CORNER NW 1/4, SE 1/4, SECTION 24, TOWNSHIP 21 SOUTH, RANGE 1 WEST, RUN SOUTH 00 DEGREES 58 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 84.41 FEET; THENCE RUN SOUTH 77 DEGREES 56 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 120.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77 DEGREES 56 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 181.26 FEET TO THE WEST RIGHT OF WAY LINE OF HIGHWAY NO. 25; THENCE RUN NORTH 19 DEGREES 12 MINUTES EAST ALONG HIGHWAY RIGHT OF WAY FOR A DISTANCE OF 175.85 FEET; THENCE RUN NORTH 44 DEGREES 59 MINUTES WEST FOR A DISTANCE OF 116.0 FEET; THENCE RUN NORTH 89 DEGREES 05 MINUTES WEST FOR A DISTANCE OF 127.6 FEET; THENCE RUN SOUTH 06 DEGREES 51 MINUTES WEST FOR A DISTANCE OF 213.84 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY PART OF SUBJECT PROPERTY LYING WITHIN A ROAD RIGHT OF WAY.

Property Address: **314 HIGHWAY 25 EAST, COLUMBIANA, AL 35051**

Prior instrument reference: Instrument No. 20171005000364430, recorded on 10/05/2017 of the Public Records of the Judge of Probate Office of 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 25 day of October, 2017.

ORANGE COAST TITLE COMPANY, AS ATTORNEY-
IN-FACT FOR, WELLS FARGO BANK, N.A.

By: [Signature]

Name: Jeremy Hardwick

Its: Authorized Signer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF ORANGE

On, 10/25/2017, before me, MICHAEL DAVID REAGAN, a Notary Public, personally appeared JEREMY HARDWICK who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Notary Public (Signature)

(Seal)

Commission Expires: 04/28/2021

Prepared By:

LYNN BYRD

PO BOX 44

MONROEVILLE, AL 36461

Send Future Tax Bills To:

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

C/O INFORMATION SYSTEMS NETWORK CORP, SHEPHERD MALL OFFICE COMPLEX

2401 NW 23RD ST., SUITE 1D

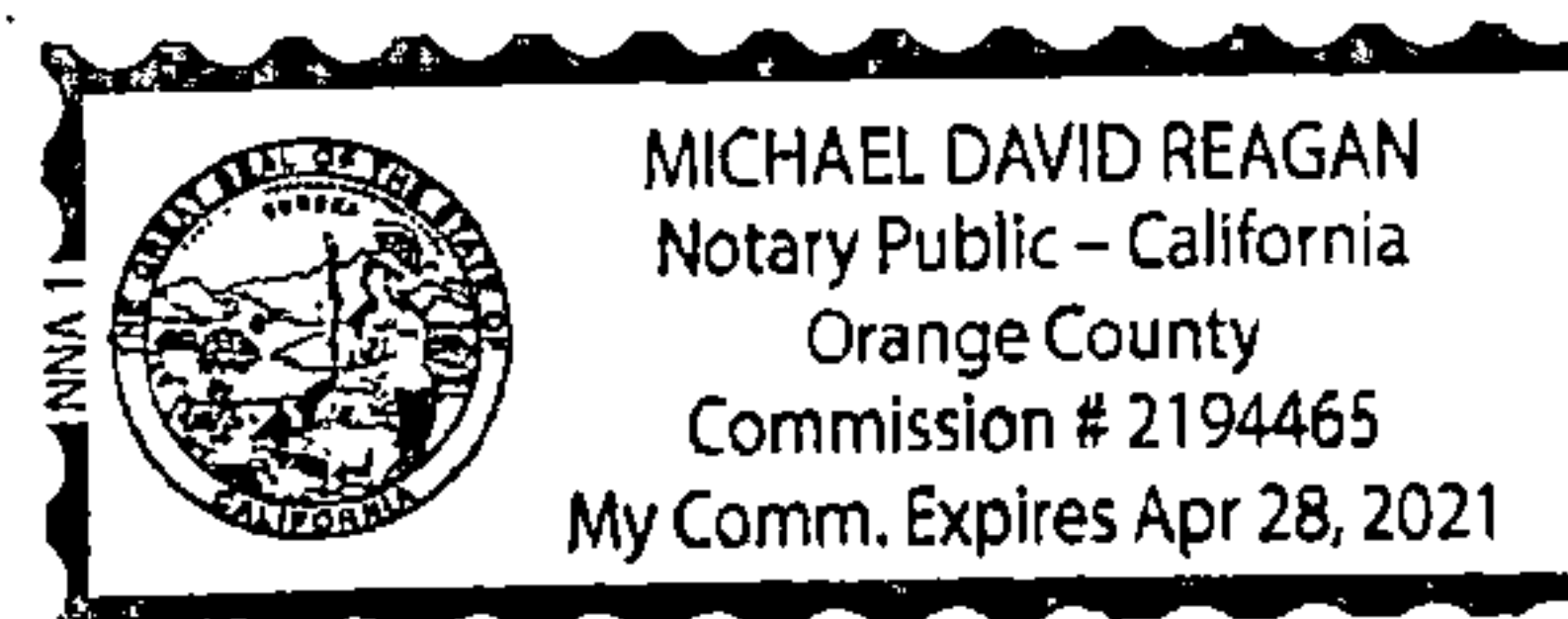
OKLAHOMA CITY, OK 73107

WHEN RECORDED RETURN TO:

NATIONAL ASSET MANAGEMENT GROUP

2411 WEST LA PALMA AVENUE

ANAHEIM, CA 92801



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
FORT MILL, SC 29715

Grantee's Name THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Mailing Address C/O INFORMATION SYSTEMS NETWORK
CORP, SHEPHERD MALL OFFICE COMPLEX
2401 NW 23RD ST, SUITE 1D
OKLAHOMA CITY, OK 73107

Property Address 314 Highway 25 East,
Columbiana, AL 35051

Date of Sale _____

Total Purchase Price \$ NA

or

Actual Value \$ NA

20180502000149320 05/02/2018 01:42:11 PM DEEDS 3/3 or Assessor's

Market Value \$86,100

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 ☐ County Records
☐ 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.

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 10/25/17

Print ORANGE COAST TITLE COMPANY, As Attorney-In-Fact For,
WELLS FARGO BANK, N.A.
Name: Jeremy Hardwick Title: Authorized Signer

By [Signature]
Sign _____

☒ Unattested

N/A

(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
05/02/2018 01:42:11 PM
\$22.00 CHERRY
20180502000149320

[Signature]

Form RT-1