

Send Tax Notice To:

Jaime Rodriguez-Gonzales

13511 South Buffalo Ave., Chicago, IL 60633

20180703000235670

07/03/2018 07:37:17 AM

DEEDS 1/3

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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 **\$87,000.00 (Eighty Seven Thousand Dollars and Zero Cents)** 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 **Jaime Rodriguez-Gonzales** (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **Shelby**, State of Alabama.

LOT 3, BLOCK 2, ACCORDING TO THE AMENDED MAP OF WILDEWOOD VILLAGE, RECORDED IN MAP BOOK 8, PAGE 3, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Prior instrument reference: **20180508000157520** of the Public Records of the **Judge of Probate** 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 June 19, 2018.

Witness (If Applicable)

Wells Fargo Bank, N.A.

By: _____

By: [Signature] 6/19/18

Name: _____

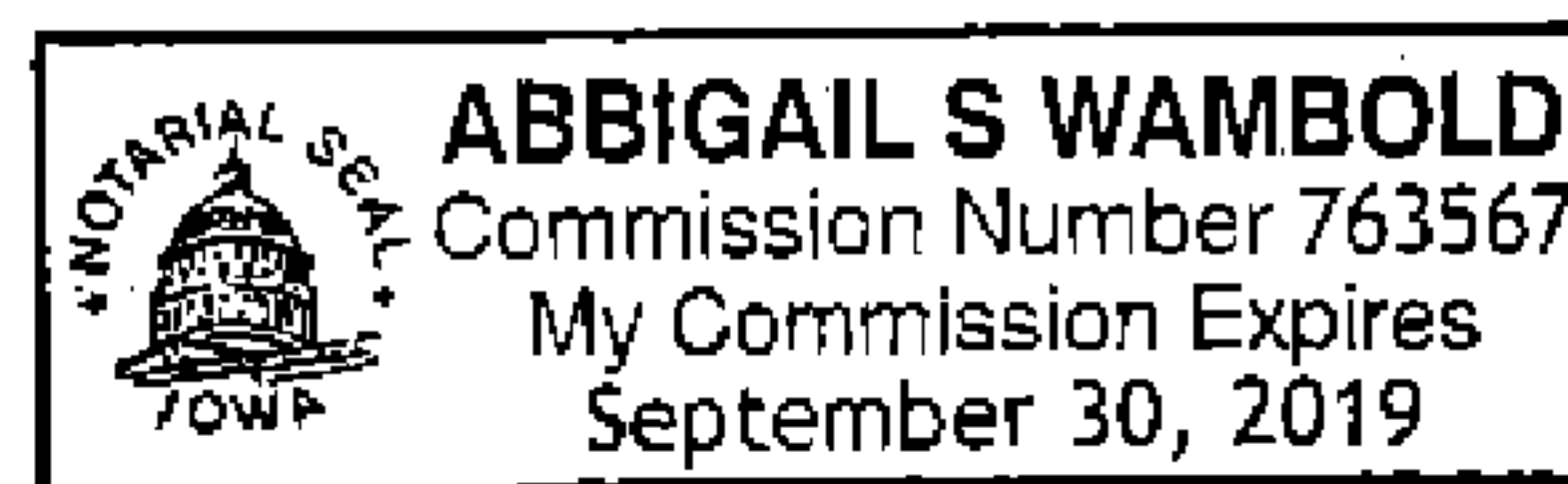
Name: **LANCE DRAEGER**
Its: Vice President Loan Documentation

State of **Iowa**

County **Dallas**

On this 19th day of June, A.D., 2018, 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: DEF185544

Send future tax bills to:

Jaime Rodriguez-Gonzales
13511 South Buffalo Ave., Chicago, IL 60633

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>WELLS FARGO BANK, N.A.</u>	Grantee's Name	<u>JAIME RODRIGUEZ-GONZALES</u>
Mailing Address	<u>8480 STAGECOACH CIRCLE</u> <u>FREDERICK, MD 21701</u>	Mailing Address	<u>13511 SOUTH BUFFALO AVE.</u> <u>CHICAGO, IL 60633</u>
Property Address	<u>3404 WILDEWOOD DRIVE</u> <u>PELHAM, AL 35124</u>	Date of Sale	<u>June 29, 2018</u>
		Total Purchase Price	<u>\$87,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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
☒ 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).

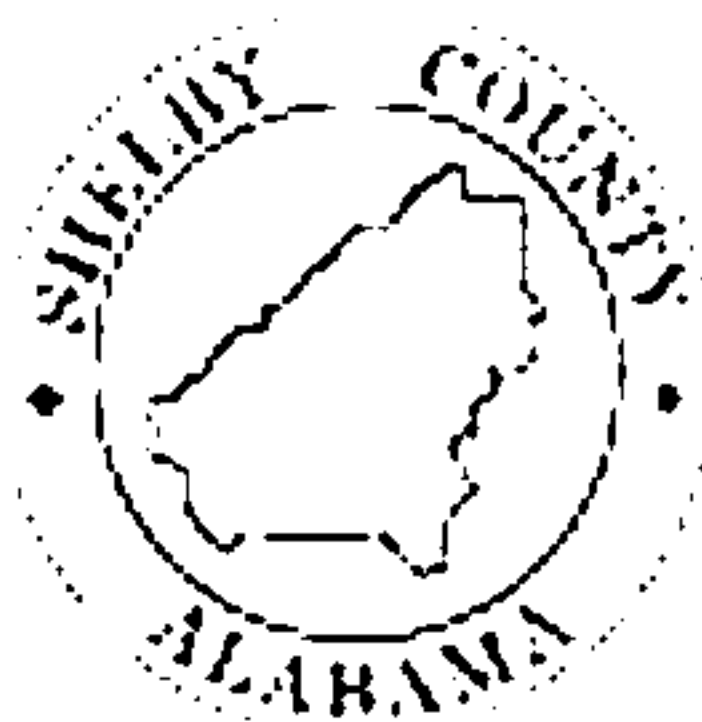
Date June 29, 2018

Print Malcolm S. McLeod

☒ Unattested

Sign Malcolm S. McLeod
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/03/2018 07:37:17 AM
\$108.00 DEBBIE
20180703000235670