

Send Tax Notice To:

WILLIAM TYLER DISHAROON AND ANDREA PIFER DISHAROON, JOINT
TENANTS WITH RIGHTS OF SURVIVIORSHIP

2893 ACTON RD APT H, VESTAVIA, AL 35243 /

130 Charlton Lane, Calera, AL 35040

9m

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 **\$104,900.00 (One Hundred Four Thousand Nine 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 **WILLIAM TYLER DISHAROON AND ANDREA PIFER DISHAROON, JOINT TENANTS WITH RIGHTS OF SURVIVIORSHIP** (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **SHELBY**, State of Alabama.

LOT 81, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR III, PHASE II, AS RECORDED IN MAP BOOK 27, PAGE 122 IN THE OFFICE OF THE JUDGE OF PROBATE FOR SHELBY COUNTY, ALABAMA. BEING SITUATED IN SHELBY COUNTY, ALABAMA. TAX ID: 22-9-31-1-001-077.000

Prior instrument reference: Instrument Number **20180509000158450** of the Public Records of the **Probate Office** 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

PAS Number: 0479092645

220-AL-V4

\$104,900.00 of the consideration was paid from mortgage loan. The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

18-0541

deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 10 day of Oct., 2018.

Witness (If Applicable)

WELLS FARGO BANK, NA

By: Nick DiMarco

Name: Nick DiMarco

By: Lindsay Doran 10-10-18

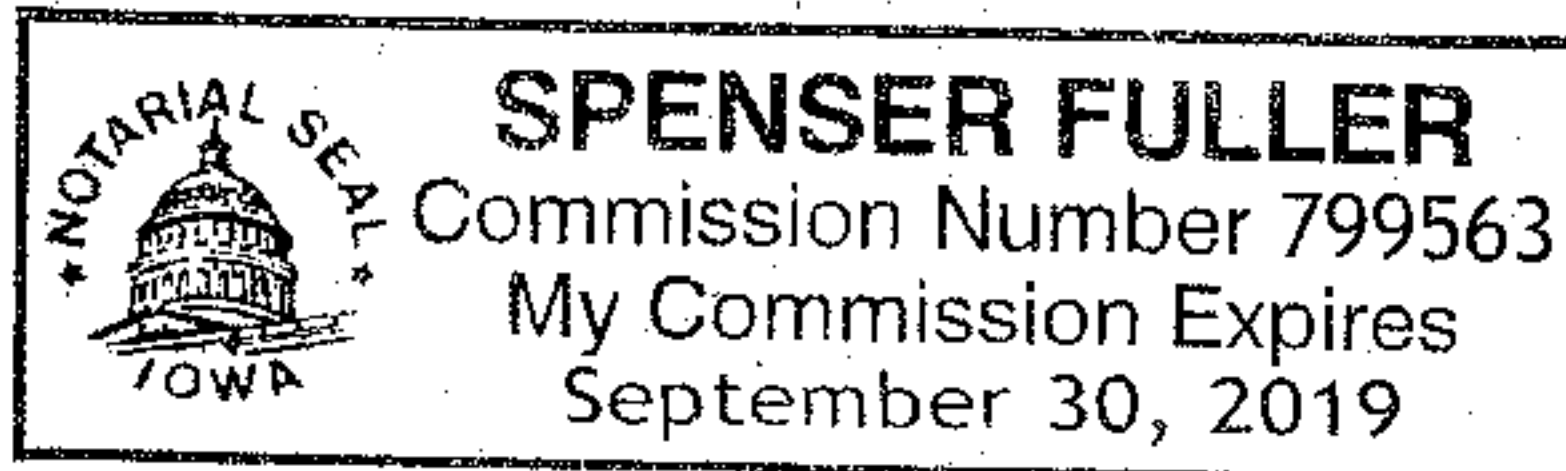
Name: LINDSAY DORAN
Vice President, Loan Documentation
Its: _____

State of Iowa

County Dallas

On this 10 day of Oct, A.D., 20 18, before me, a Notary Public in and for said county, personally appeared Lindsay Doran, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPCO (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Lindsay Doran acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Spenser Fuller (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: 180233726

Send future tax bills to:

WILLIAM TYLER DISHAROON AND ANDREA PIFER DISHAROON, JOINT TENANTS WITH RIGHTS OF SURVIVIORSHIP
2893 ACTON RD APT H, VESTAVIA, AL 35243

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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. Grantee's Name William Tyler Disharoon and Andrea Pifer Disharoon
Mailing Address Mailing Address 2893 Acton Road Apt. 4 Vestavia, AL 35243
Property Address 130 Charlton Lane Calera, AL 35040 Date of Sale November 5, 2018
Total Purchase Price \$104,900.00
or
Actual Value \$
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 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 November 5, 2018

Unattested

(verified by)

Print ESTES Closings, LLC
Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/06/2018 01:24:20 PM
\$22.00 CHARITY
20181106000393060

Allen S. Bayl