

INVESTOR NUMBER: 22-22-6-0556763

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07/15/2019 01:29:17 PM
DEEDS 1/3

Wells Fargo Bank, N.A. CM #: 448110

MORTGAGOR(S): William Gaddis, Jr. and Helen B. Gaddis, husband and wife

Grantee's Address:
Department of Veterans Affairs
3401 West End Avenue, Suite 760W
Nashville, TN 37203

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Dollars (\$500.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc.**, does hereby grant, bargain, sell, and convey unto Grantee, **Secretary of Veterans Affairs, an Officer of the United States of America, successors and assigns, at 3401 West End Avenue, Suite 760W Nashville, TN 37203**, as their interest may appear, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Commence at the SW corner of the SE 1/4 of the SW 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence Easterly along the South line of said quarter-quarter a distance of 305.01 feet to a point on the Easterly margin of Cohill Drive and the point of beginning of the property herein described; thence continue along the last described course a distance of 633.97 feet to a point; thence turn 93 degrees 49 minutes 09 seconds left and run Northerly a distance of 210.00 feet to a point; thence turn 86 degrees 10 minutes 51 seconds left and run Westerly a distance of 230.00 feet to a point; thence turn 82 degrees 03 minutes 12 seconds left and run Southerly a distance of 171.27 feet to a point; thence turn 82 degrees 04 minutes 11 seconds right and run Westerly a distance of 312.71 feet to a point on the Easterly margin of said Cohill Drive; thence turn 36 degrees 44 minutes 57 seconds left and run Southwesterly along said margin of said street a distance of 66.88 feet to the point of beginning. Lying and being situated in Shelby County, 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.

448110 *SWD* *B

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 5th day of July, 2019.

**WELLS FARGO BANK, N.A. SUCCESSOR
BY MERGER TO WELLS FARGO HOME
MORTGAGE, INC.**

By: 
Lenettra D. Smith

Vice President Loan Documentation

Wells Fargo Bank, NA

07/05/2019

State of South Carolina

County of York

The foregoing instrument was acknowledged before me this 5th day of July, 2019 by Lenettra D. Smith, Vice President Loan Documentation; on behalf of Wells Fargo Bank, N.A., a national banking association. Lenettra D. Smith ☐ is personally known to me or ☒ produced satisfactory evidence of identification.


Notary Public
My commission expires 01-29-2029

 PAMELA POMPEY
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 01-29-2029

THIS INSTRUMENT PREPARED BY:
Ginny Rutledge
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727

448110 *SWD* *B

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.
successor by merger to Wells
Fargo Home Mortgage, Inc.
c/o Wells Fargo Bank, N.A.
Mailing Address MAC # X2505-01A
1 Home Campus
Des Moines, IA 50328

Property Address 147 Cohill Drive
Alabaster, AL 35007

Grantee's Name Secretary of Veterans Affairs

Mailing Address 4100 International Pkwy
Suite 1000
Carrollton, TX 75007

Date of Sale July 5, 2019

Total Purchase Price \$53,724.24

20190715000251280 07/15/2019 01:29:17 PM DEEDS 3/3 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 Foreclosure Deed
☐ 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.

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 7/10/2019

Print Tiffany Sides, title specialist

Sign Tiffany Sides
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested
(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/15/2019 01:29:17 PM
\$22.00 CHERRY
20190715000251280

Allen S. Bayl