



20190905000327390 1/2 \$226.00
Shelby Cnty Judge of Probate, AL
09/05/2019 12:48:17 PM FILED/CERT

Send Tax Notice To:
Boston National Title Agency, LLC
400 Rouser Rd
Bldg 2, Suite 602
Coreopolis, PA 15108

STATE OF ALABAMA

COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF \$200,650.60 (Two Hundred Thousand Six Hundred Fifty 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 WCB Realty Company LLC (hereinafter referred to as the "Grantee") the following described real estate situated in the County of Shelby, State of Alabama.

Lot 347, according to the Survey of Cedar Grove at Sterling Gate Sector 2 Phase 12B, as recorded in Map Book 39, Page 92, in the Probate Office of Shelby County, Alabama.

Prior instrument reference: 20190607000199700 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.

0352149702
220-AL-V5

Witness (If Applicable)

Wells Fargo Bank, N.A.

By: [Signature]
Name: Sarah M. Doran
Wells Fargo

By: [Signature]
Name: LINDSAY DORAN
Vice President

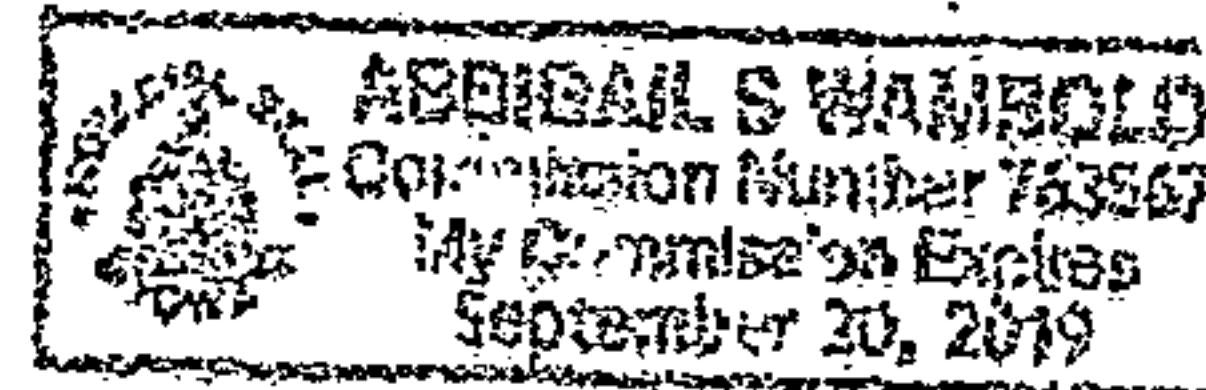
Its: _____
Date: 31 day of July, 2019

State of Iowa

County Dallas

On this 31st day of July, A.D., 2019, 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 V.P. (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.

[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: DEF1913483

Send future tax bills to:

Boston National Title Agency, LLC
400 Rouser Rd
Bldg 2, Suite 602
Coraopolis, PA 15108
0352149702
220-AL-VS



Filed and Recorded



20190905000327390 2/2 \$226.00
Shelby Cnty Judge of Probate, AL
09/05/2019 12:48:17 PM FILED/CERT

County Alabama, County

Abigail S. Wambold