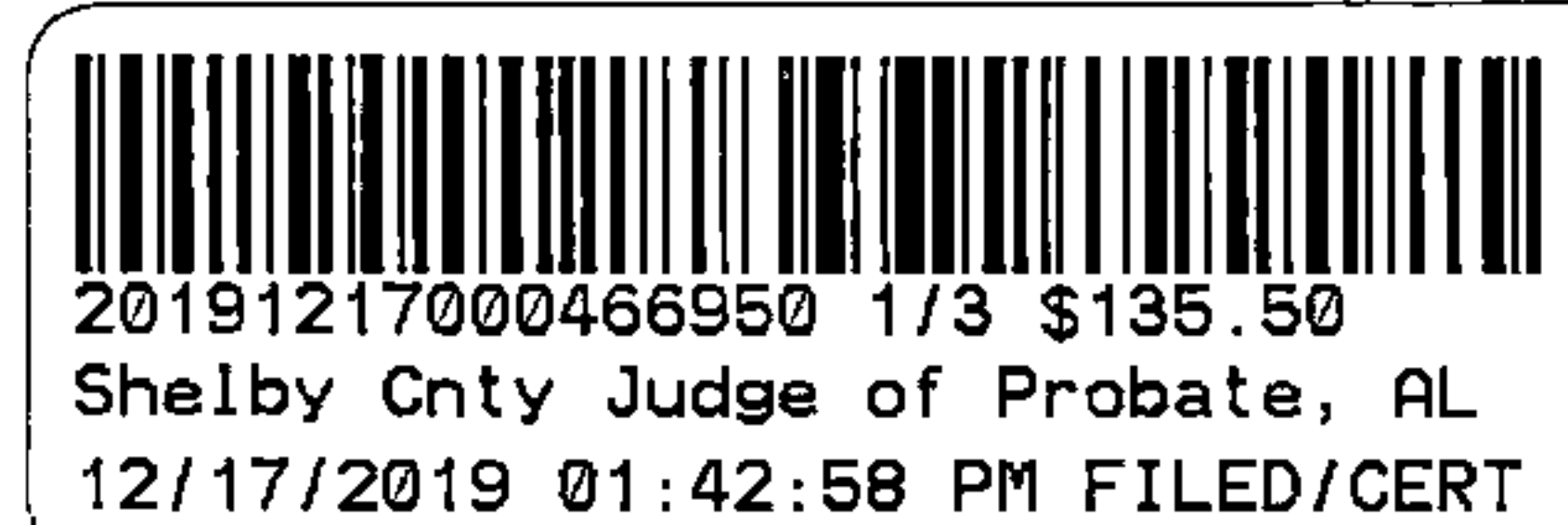


Source of Title
Deed Instrument: 20190726000267780

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



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 **\$107,500.00 (One Hundred Seven Thousand Five Hundred 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 **Ryu Investment, LLC** (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **Shelby**, State of Alabama.

Lot 31, according to the Survey of Kensington Place, Phase I, Sector I, as recorded in Map Book 37, Page 147, in the Probate Office of Shelby County, Alabama

Prior instrument reference: **20190726000267780** 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.

Witness (If Applicable)

Wells Fargo Bank, N.A.

By: [Signature]
Name: Sabrina Harris
Danielson

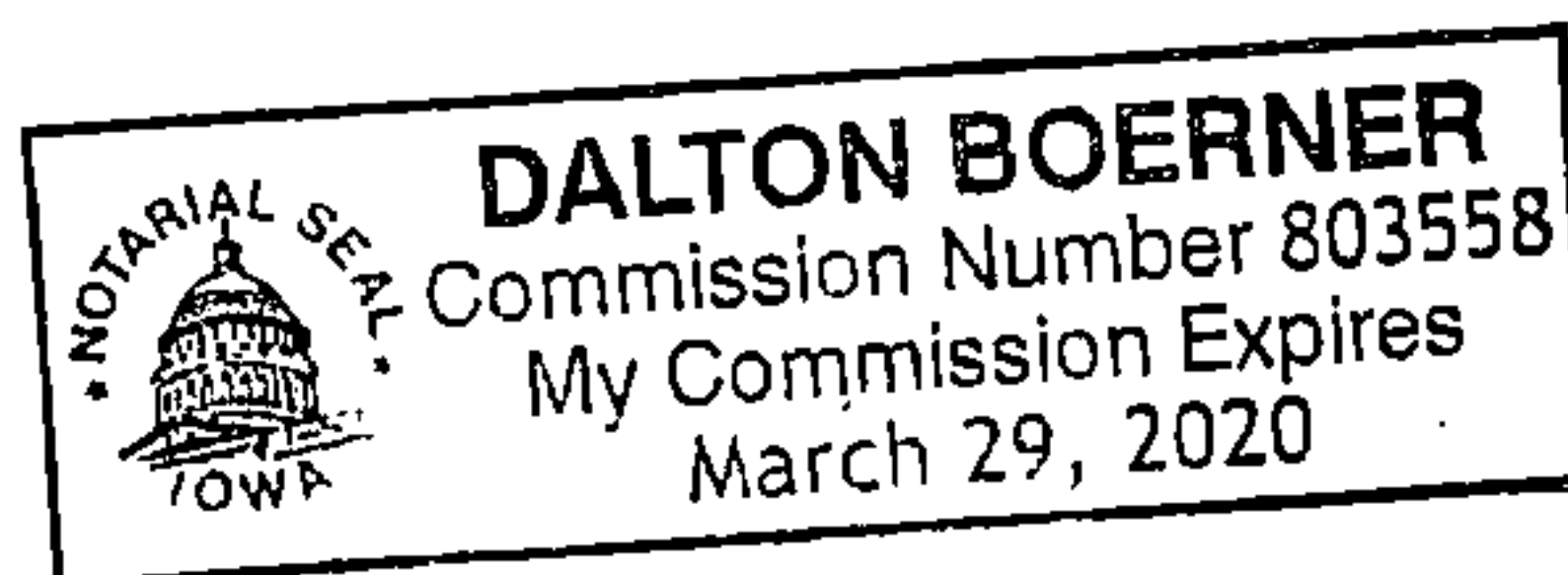
By: [Signature]
Name: TONYA AMERINE
Vice President, Loan Documentation
Its: _____
Date: 1 day of Oct, 2019

State of Iowa

County Dallas

On this 1 day of Oct., A.D., 2019, before me, a Notary Public in and for said county, personally appeared Tonya Amerine, 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) Tonya Amerine acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature]
Notary Public



Prepared by:

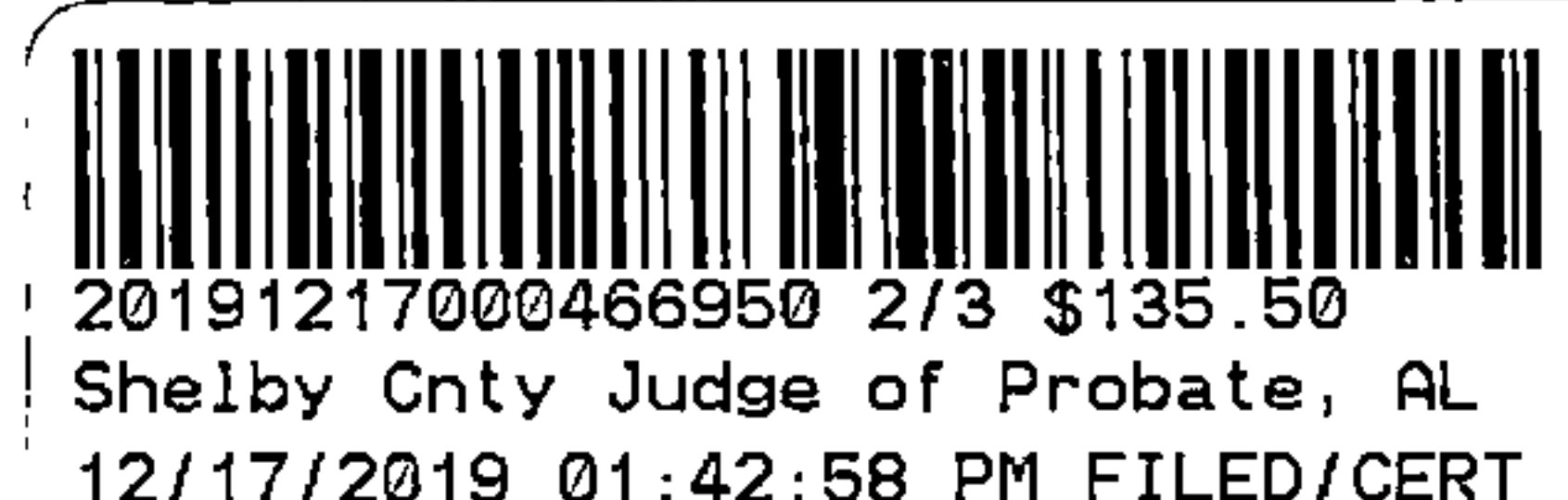
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama. Commitment Number: DEF1914868

Send future tax bills to:

Boston National Title Agency, LLC
400 Rouser Rd
Bldg 2, Suite 602
Coraopolis, PA 15108

220-AL-V5

2001 Kensington Court



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 8480 Stagecoach Circle,
Frederick, MD 21701

Grantee's Name RYU Investment, LLC
Mailing Address 8817 Ashland Park Place,
Montgomery, AL 36117

Property Address 2001 Kensington Court, Calera,
AL 35040

Date of Sale 10/1/2019
Total Purchase Price \$107,500.00

Shelby County, AL 12/17/2019
State of Alabama
Deed Tax: \$107.50

or
Actual Value \$ N/A
or
Assessor's Market Value \$N/A

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 10/02/19

Print

Wells Fargo Bank, N.A. SPENSER FULLER
Vice President Loan Documentation

N/A Unattested

N/A

(verified by)

Sign

Spenser Fuller

(Grantor/Grantee/Owner/Agent) circle one.

Form RT-1



20191217000466950 3/3 \$135.50
Shelby Cnty Judge of Probate, AL
12/17/2019 01:42:58 PM FILED/CERT