

Send Tax Notice To:

Secretary of Housing and Urban Development
C/O Information Systems and Network Corp.
Shepherd Mall Office Complex
2401 NW 23rd Street, Suite 1D
Oklahoma City, OK 73107-2420

R: 191218289

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 \$10.00 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 **Secretary of Housing and Urban Development, his/her successors and assigns** (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **SHELBY**, State of Alabama.

LOT 20 AND 21, BLOCK 3, ACCORDING TO THE SURVEY OF WILLMONT GARDENS, AS RECORDED IN MAP BOOK 4, PAGE 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SITUATE IN SHELBY COUNTY, ALABAMA.

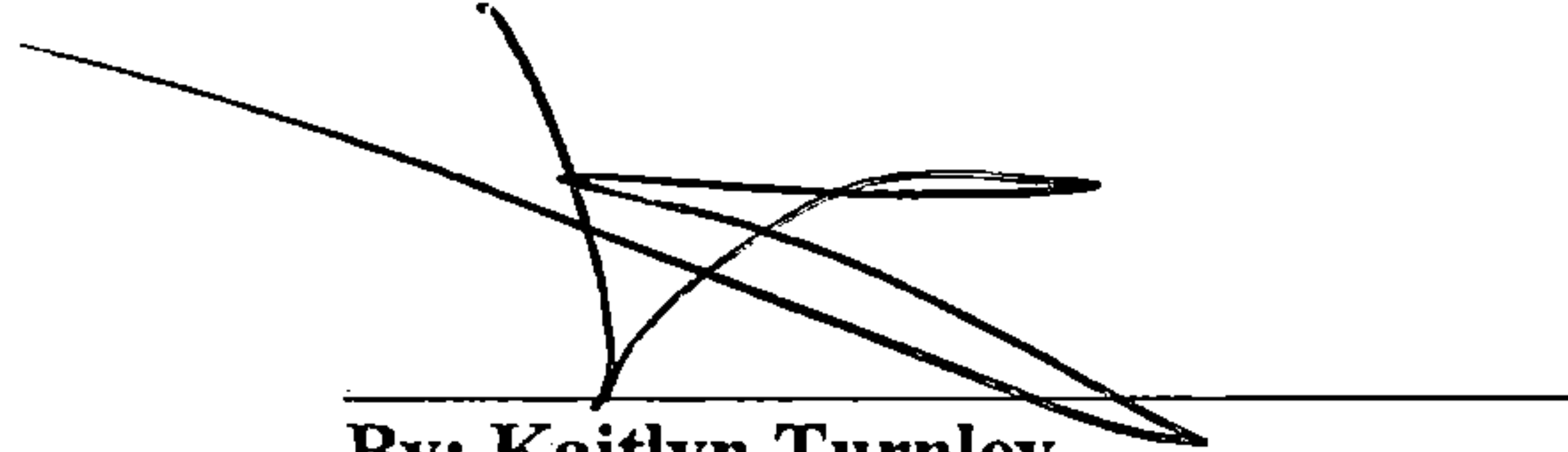
Prior instrument reference: Instrument No. **20191108000416740** of the Public Records of the **Office of the Judge of Probate** of **Shelby** County, State of Alabama.

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 27th day of November, 2019.

WELLS FARGO BANK, N.A.
By ServiceLink, NLS f/k/a ServiceLink,
Inc., a Limited Liability Company as
Attorney-in-fact



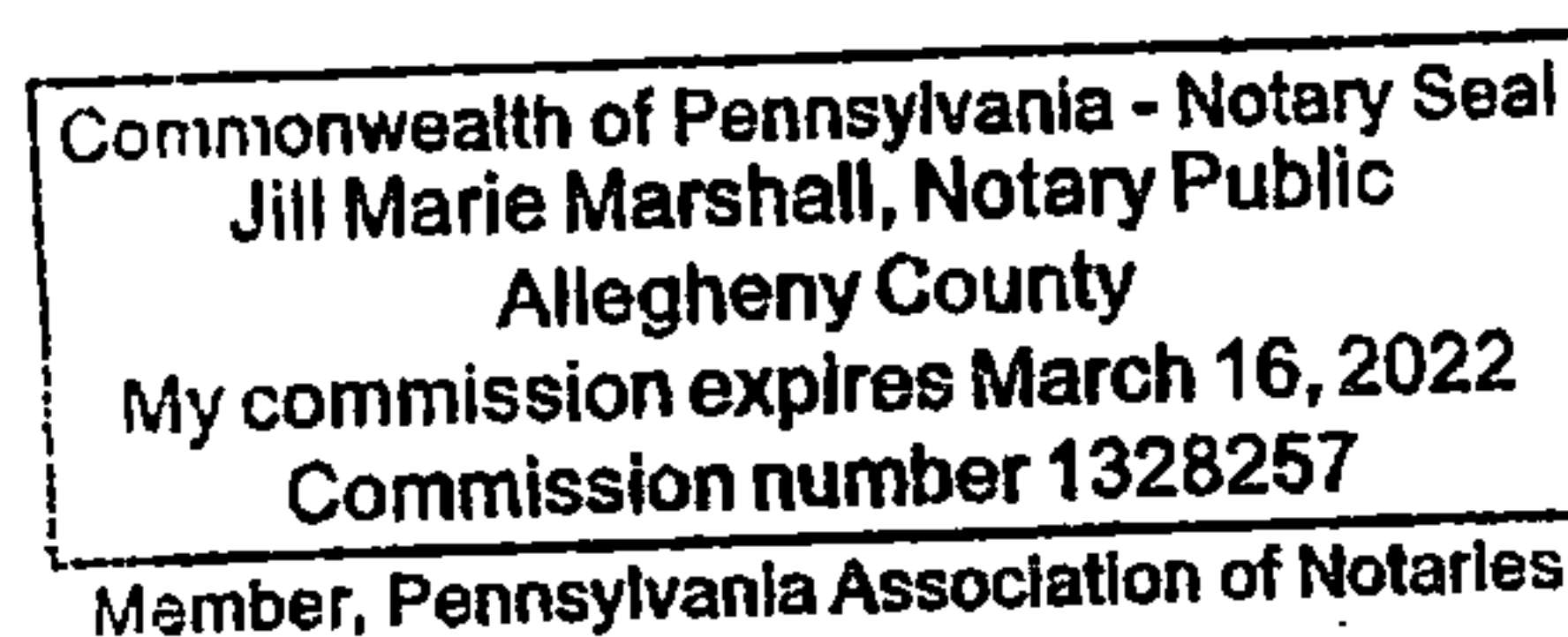
By: Kaitlyn Turnley
Its: Authorized Signer of ServiceLink, NLS
f/k/a ServiceLink, Inc., a Limited
Liability Company as Attorney-in-fact

State of Pennsylvania
County of Allegheny

On this 27th day of November, 2019, before me, the undersigned officer, personally appeared **Kaitlyn Turnley, Assistant Vice President** who acknowledged herself to be the **Authorized Signer of said ServiceLink, NLS f/k/a ServiceLink, Inc., a Limited Liability Company as Attorney-in-fact for Wells Fargo Bank, N.A.**, and that as such **Kaitlyn Turnley, Assistant Vice President**, being authorized to do so, executed the foregoing instrument for the purposes therein contained. IN WITNESS WHEREOF, I have hereunto set my official seal.

[Seal]

Jill Marie Marshall
Notary Public
Printed Name: JILL MARIE MARSHALL
Serial Number: 1328257
My commission expires: March 16, 2022



Prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Send future tax bills to:
Secretary of Housing and Urban Development
C/O Information Systems and Network Corp.
Shepherd Mall Office Complex
2401 NW 23rd Street, Suite 1D
Oklahoma City, OK 73107-2420

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 3476 Stateview Blvd
 Fort Mill, SC 29715-7203

Grantee's Name Secretary of Housing and Urban Development, his/her successors and assigns
 Mailing Address c/o Information Systems and Network Corp.
 Shepherd Mall Office Complex, 2401 NW 23rd St, Suite 1D
 Oklahoma City, OK 73107-2420

Property Address 79 LAWLER STREET
 MONTEVALLO, AL 35115

Date of Sale 11-27-2019
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 110,030.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/08/2020 03:26:52 PM
 \$29.00 CHERRY
 20200108000012030

Allen S. Byrd

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 01/02/2020

Print Shirley Skolne Korwich

Unattested

[Signature]
 (verified by)

Sign Shirley Skolne Korwich
 (Grantor/Grantee/Owner/Agent) circle one