Send Tax Notice To: Kaitlyn Jean Brown and Christopher Michael Brown 164 Hackberry Circle, Chelsea, AL 35043

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STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF \$116,799.00 (One Hundred Sixteen Thousand Seven Hundred Ninety Nine 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 Kaitlyn Jean Brown and Christopher Michael Brown, Wife and Husband, Joint Tenants (hereinafter referred to as the "Grantee") the following described real estate situated in the County of Shelby, State of Alabama.

Lot 10, according to the Survey of Park Place, Third Addition, as recorded in Map Book 17, Page 83, in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama

Prior instrument reference: 20191115000425650 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.

20200121000027120 01/21/2020 11:39:02 AM DEEDS 2/3

Witness (If Applicable)	Wells Farg	o Bank, N.A.		
By:	By:		·	·.
Name: Lance Draege	Name: Its:	DALTON BOER Vice President Loan I		
	Date:	Dec. 16	_, 2019	•
State of Iowa			•	· -
County Dallas	1			
On this day of day of said county, personally appeared known, who being by me duly swo (title) of said Wells Fargo trustees) and the said (officer's name) we the execution of said instrument to be to	orn (or affines) () BOUNE	, to me that that board of (d ackr	personally person is irectors or lowledged
association) by it voluntarily executed.	·			
Notary/Public ((Signature)	(Stamp or Seal) LINDSAY DC LINDSAY DC)6! \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
	Section 10	My Commission My Commission September 30	Expires , 2022	
Prepared by:				
Jay A. Rosenberg, Esq., Rosenberg LPA,	Attorneys At	Law, 3805 Edw	ards Road,	Suite 550,

220-AL-V5

Number: DEF1920030

Send future tax bills to:

Coraopolis, PA 15108

400 Rouser Rd

Bldg 2, Suite 602

Boston National Title Agency, LLC

124 Park Place Circle

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/21/2020 11:39:02 AM
\$145.00 JESSICA

20200121000027120

Jung 3

20200121000027120 01/21/2020 11:39:02 AM DEEDS 3/3

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	Kaitlyn Jean Brown and Christopher Michael Brown
Vailing Address	8480 Stagecoach Circle, Frederick, MD 21701	Mailing Address	164 Hackberry Circle, Chelsea, AL 35043
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Property Address	124 Park Circle, Alabaster, AL	Date of Sale	
· · · · · · · · · · · · · · · · · · ·	35007	Total Purchase Price	116,799.00
		or Actual Value	\$ N/A
· ·	· · · · · · · · · · · · · · · · · · ·	or	
		Assessor's Market Value	\$ N/A
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vidence: (check o Bill of Sale	ne) (Recordation of documentary	evidence is not required) Appraisal	
Sales Contra	act	Other	
Closing State			· · · · · · · · · · · · · · · · · · ·
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and their current m Grantee's name ar	d mailing address - provide the nar		
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