

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:

① 1/19/2019
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.

Witness (If Applicable)

Wells Fargo Bank, N.A.

By: [Signature]
Name: Lance Draeger

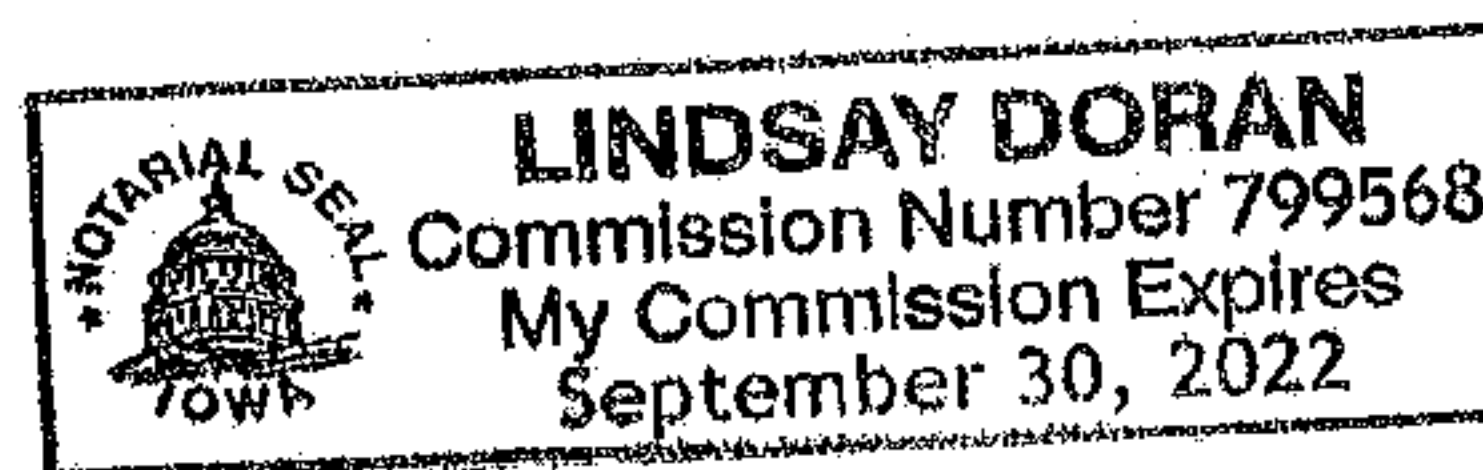
By: [Signature]
Name: DALTON BOERNER
Its: Vice President Loan Documentation
Date: Dec. 16, 2019

State of Iowa

County Dallas

On this 16 day of Dec., A.D., 2019, before me, a Notary Public in and for said county, personally appeared Dalton Boerner, 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) Dalton Boerner 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: DEF1920030

Send future tax bills to:

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



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

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 |
| Mailing Address | 8480 Stagecoach Circle, Frederick, MD 21701 | Mailing Address | 164 Hackberry Circle, Chelsea, AL 35043 |
| Property Address | 124 Park Circle, Alabaster, AL 35007 | Date of Sale | |
| | | Total Purchase Price | 116,799.00 |
| | | 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).

Wells Fargo Bank N.A.

Date 12.19.19

Print ☒

DALTON BOERNER
Vice President Loan Documentation

N/A Unattested

N/A

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1