

20200227000078480
02/27/2020 03:37:22 PM
DEEDS 1/3

Send Tax Notice To:
Keaton A. Posey and Kayla Posey
4210 Plantation Circle
Helena, AL 35080

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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 One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00) 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 KEATON POSEY and KAYLA POSEY, husband and wife, (hereinafter referred to as the "Grantee") the following described real estate situated in the County of Shelby, State of Alabama.

The following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 30, according to the Survey of Quail Run, Phase 3, as recorded in Map Book 7, Page 159, in the Probate Office of Shelby County, Alabama

More commonly known as: 6761 Remington Circle, Pelham, AL 35124
Tax id# 10-9-29-0-002-053.020

Prior instrument reference: Instrument No. 20190625000224620 of the Public Records of the Office of the Judge of Probate of Shelby a County, State of Alabama.

TO HAVE AND TO HOLD FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM, in fee simple, and to their heirs, executors, administrators and assigns forever, together with every contingent remainder and right of reversion.

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 4 Feb. 2020

Witness: WELLS FARGO BANK, N.A.

By: Abbigail Hanson
Name: Abbigail S Hanson

By: [Signature] 2-4-20
Name: _____
Its: LINDSAY DORAN
Vice President, Loan Documentation

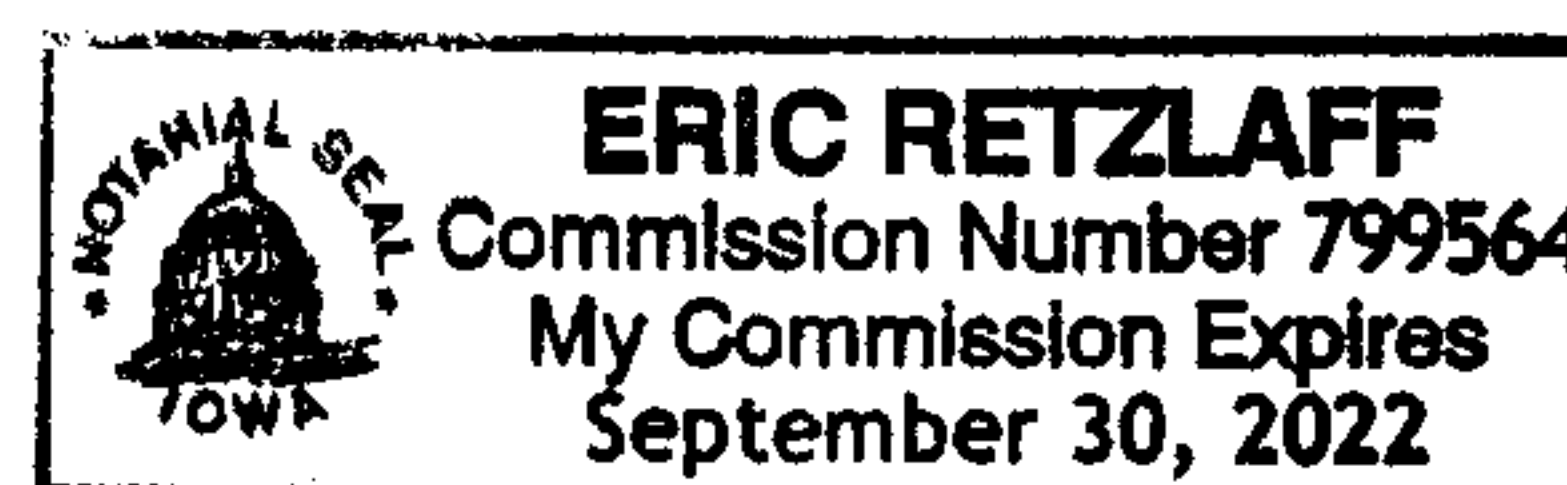
State of Iowa

County Dallas

On this 4th day of Feb., A.D., 2020, 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 VPCD (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)
Notary Public

(Stamp or Seal)



Prepared by:
Curtis Hussey, Esq. - Alabama Bar No.: HUS004
P.O. Box 1896, Fairhope, AL 36532-1896

Send future tax bills to:
Keaton A. Posey and Kayla Posey
4210 Plantation Circle
Helena, AL 35080

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 _____
 Mailing Address Keaton A. Posey and KAYLA POSEY
4210 Plantation Circle
Helena, AL 35080

Property Address 6761 Remington Circle,
Pelham, AL 35124

Date of Sale _____
 Total Purchase Price \$ 170,000.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

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 2-27-2020

Print Mike Adams

Unattested [Signature]

Sign [Signature]



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/27/2020 03:37:22 PM
 \$36.50 CHARITY
 20200227000078480

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Allen S. Bond