

20110919000277300 1/3 \$53.00
Shelby Cnty Judge of Probate, AL
09/19/2011 02:52:08 PM FILED/CERT

SPECIAL WARRANTY DEED

Shelby County, AL 09/19/2011
State of Alabama
Deed Tax:\$35.00

STATE OF ~~California~~ ^{Alabama}
~~Ventura~~ COUNTY
Shelby

THIS INDENTURE made this 7 day of SEPTEMBER, 2011.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Thirty-Four Thousand Nine Hundred and no/100 Dollars (\$34,900.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

Bank of America, N.A.

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

Polly E. Wright

(herein referred to as "Grantee"), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 1, according to the survey of Vernon Survey as recorded in Map Book 27, Page 132 in Shelby County, Alabama; being more particularly described as follows;

From the Northwest corner of the Southeast Quarter of the Southeast Quarter of Section 34, Township 20 South, Range 3 West, run Easterly along the North boundary line of the said 1/4-1/4 section for 401.37 feet; thence turn an angle of 37 degrees 07 minutes to the right and run Southeasterly 608.17 feet to a point; thence turn an angle of 86 degrees 17 minutes 40 seconds to the right and run Southwesterly 132.8 feet to the point of beginning of the and herein described; thence continue Southwesterly along the last said course for 126.0 feet to a point on the Southeast right of way line of Alabaster-Helena County Road; thence turn an angle of 80 degrees 49 minutes to the left and run Southeasterly along the Northeast right of way line of said county road for 100 feet; thence turn an angle of 98 degrees 06 minutes 40 seconds to the left and run Northeasterly 125 feet; thence run Northwesterly 103.18 feet more or less to the point of beginning. This land being a part of the Southeast Quarter of the Southeast Quarter of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama.

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

From the Northwest corner of the Southeast 1/4 of Section 34, Township 20 South, Range 3 West, run Easterly along the North boundary line of said 1/4-1/4 section for 401.37 feet; thence turn an angle of 37 degrees 07 minutes to the right and run Southeasterly 528.17 feet to a point; thence continue Southeasterly along the same course for 80 feet to a point; thence turn an angle of 86 degrees 17 minutes 40 seconds to the right and run Southwesterly 108.8 feet to the point of beginning; thence continue along the same course a distance of 24.0 feet; thence run in a Southeasterly direction and parallel with the North line of the Helena-Alabaster County Road a distance of 100.0 feet; thence turn an angle of 88 degrees 42 minutes 20 seconds to the left and run Northeasterly a distance of 24.2 feet to a point; thence turn left and run in a Northwesterly direction 103.4 feet more or less, to the point of beginning; being situated in Shelby County, Alabama.

Property Address: 1270 1st Avenue West, Alabaster, AL 35007

TO HAVE AND TO HOLD unto the said Grantees, its successors and assigns forever.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION, If any, of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS, WHERE IS, AND WITH ALL FAULTS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

IN WITNESS WHEREOF, the said Grantor, by TINA NEWKIRK, AVP, who is authorized to execute this conveyance, has hereto set its signature and seal, on this the 7 day of SEPTEMBER, 2011 on behalf of Bank of America, N.A.

By: 
Bank of America, N.A.

Name: Tina Newkirk
Assistant Vice President
Title: _____

STATE OF _____ See attached Notary Acknowledgment
COUNTY OF _____

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that _____ of **Bank Of America, N.A.**, whose name as _____, for attorney in fact is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they (he/she), as such officers and with full authority, executed the same voluntarily for and as the act of said association, acting in its capacity as aforesaid.

Given under my hand and official seal this _____ day of _____, 2011.

Notary Public

My commission expires:

11-001749
THIS INSTRUMENT PREPARED BY:
SHAPIRO & PICKETT, L.L.P.
DAVID M. SIGLER
651 BEACON PARKWAY WEST, SUITE 115
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To:
Polly E. Wright
350 Colt Ln.
Franklin, TN 37069

California All-Purpose Acknowledgment

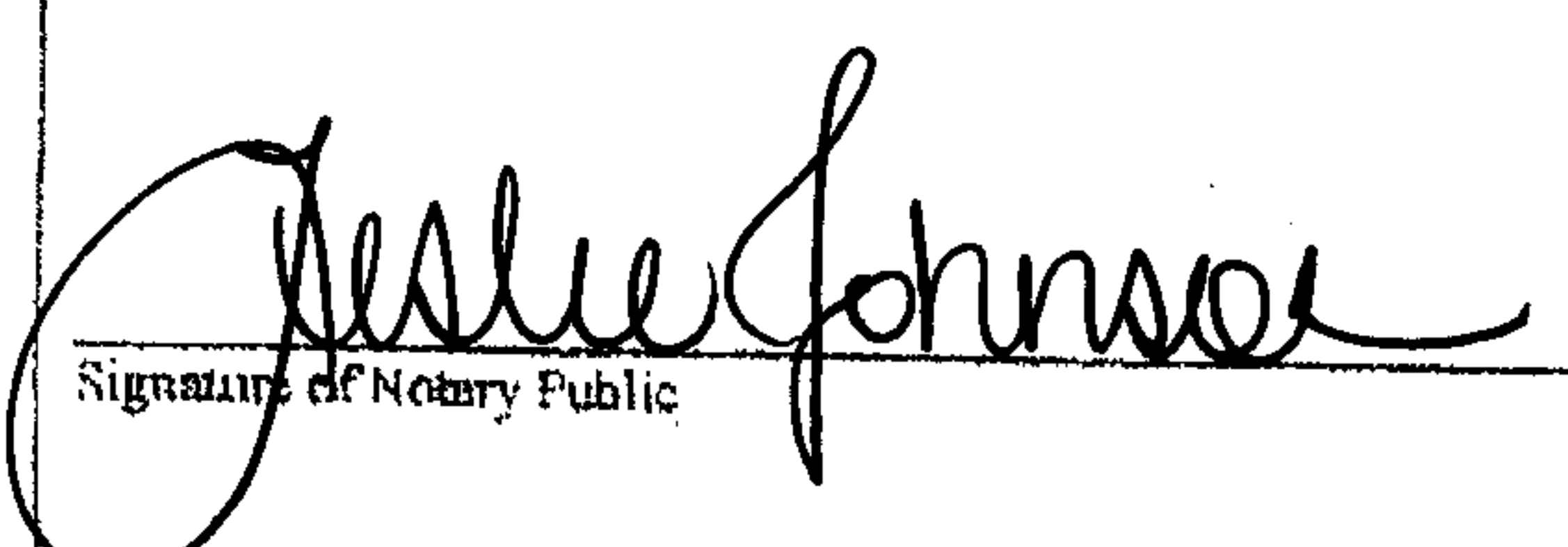
State of California)	
) ss.	
County of Ventura)	

On SEPTEMBER 7 2011, 20 11 before me, LESLIE JOHNSON
Notary Public, personally appeared TINA NEWKIRK

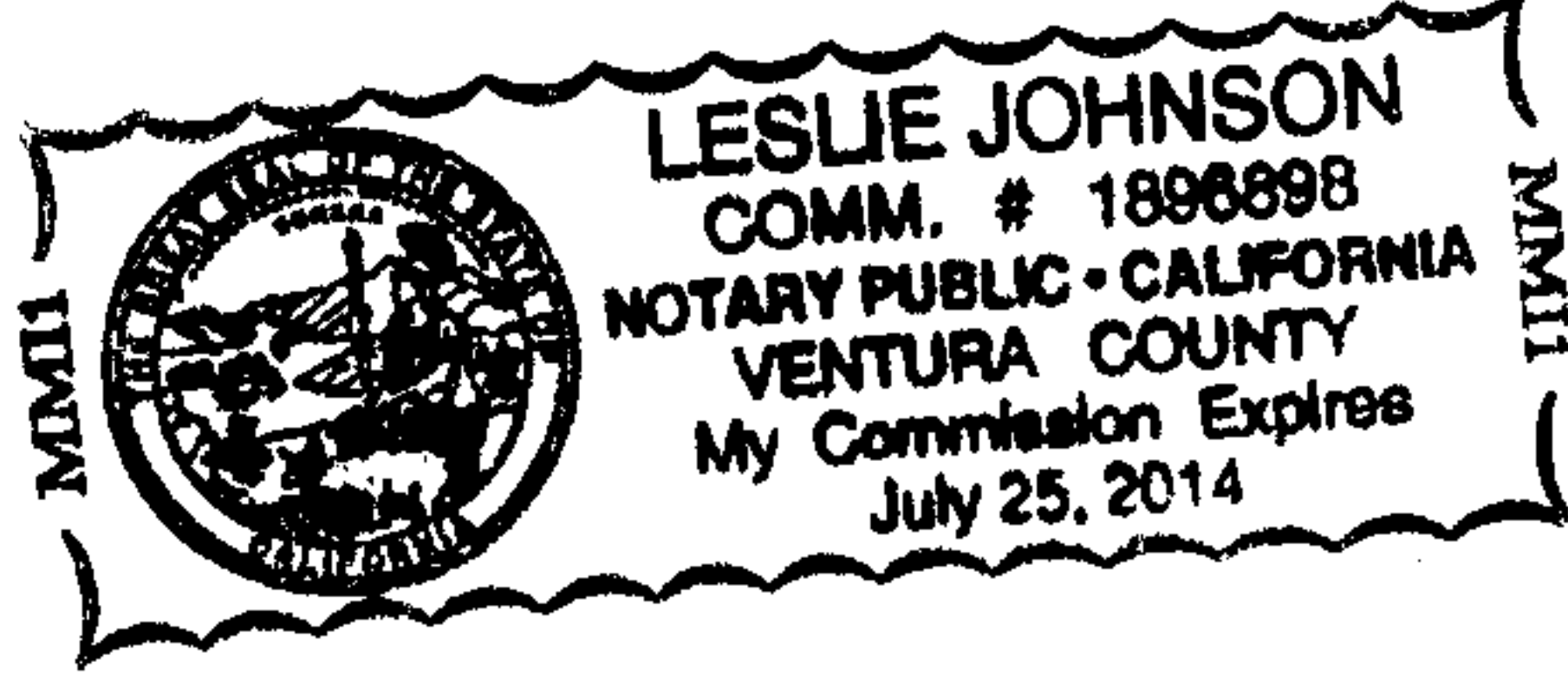
who proved to me on the basis of satisfactory evidence to be person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same ~~in~~ his/her/their authorized capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public



OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Documents: SWD

Document Dated: 9/7/11 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

☐ Individual

☒ Corporate Officer - Title(s): AVP

☐ Partner - ☐ Limited ☐ General

☐ Attorney-in-Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____