

**INVESTOR NUMBER: 011-5926562-703**

**Bank of America      CM #: 152893**

**MORTGAGOR(S): COURTLAND WINSTON AND KIMBERLY WINSTON**

**THIS INSTRUMENT PREPARED BY:**

Andy Saag  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
P. O. Box 55727  
Birmingham, AL 35255-5727

STATE OF ALABAMA      )

COUNTY OF SHELBY      )

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **BAC Home Loans Servicing, L.P.**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Housing and Urban Development, his Successors and Assigns**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 51, according to the Survey of Savannah Pointe, Sector III,  
Phase I, as recorded in Map Book 25, Page 113, in the Probate  
Office of Shelby County, 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.



20120416000130330 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
04/16/2012 02:45:58 PM FILED/CERT



IN WITNESS WHEREOF, BAC HOME LOANS SERVICING, L.P., a corporation, has caused this conveyance to be executed by Keri Selman, its ~~Assistant Vice President~~, who is duly authorized, on the APR 26 2010 day of 2010.

BAC HOME LOANS SERVICING, L.P.

By: Keri Selman  
Its: Keri Selman-Assist. Vice President

[AFFIX SEAL]

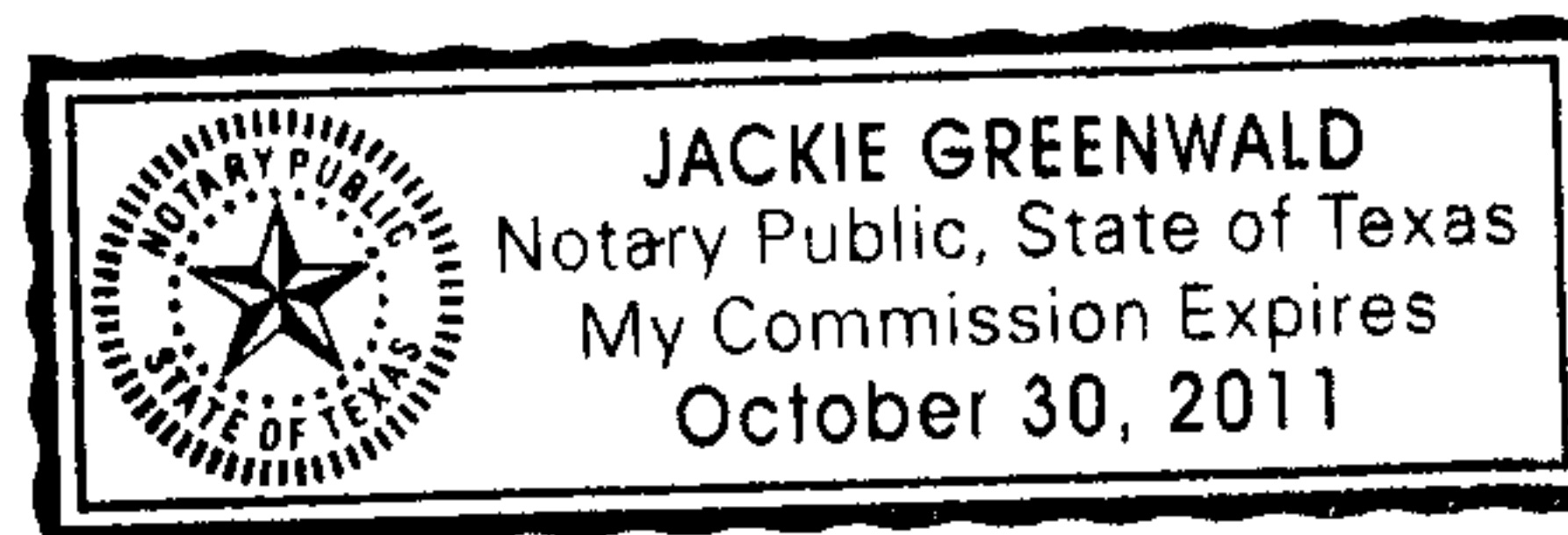
STATE OF TEXAS  
COUNTY OF COLLIN

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Keri Selman, whose name as Assistant Vice President of BAC HOME LOANS SERVICING, L.P., a corporation, 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 the conveyance, he/she, with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the APR 26 2010 day of 2010.

Jackie Greenwald  
Notary Public

My Commission Expires: \_\_\_\_\_



Grantee's Address:  
Secretary of Housing and Urban Development  
c/o Hooks Van Holm  
The Noble Building  
1021 Noble Street, Ste 212-221  
Anniston AL 36201

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