

20130125000034300 1/3 \$140.50
Shelby Cnty Judge of Probate, AL
01/25/2013 01:33:52 PM FILED/CERT

Shelby County, AL 01/25/2013
State of Alabama
Deed Tax: \$122.50

This Instrument Prepared By:
Paul Kemp
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209
BRR-121100321S

Send Property Tax Notice to:

3504 Lakeside Dr
Vestavia Hills AL
35216

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Twenty Two Thousand Five Hundred and 00/100 Dollars (\$122,500.00) cash in hand paid to

Bank Of America, N.A. for the Benefit of HSBC Bank USA, National Association, as Trustee for the Holders of GSAA Home Equity Trust 2005-15

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Mary Ellen Dewberry

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Lot 1731, according to survey of Old Cahaba IV, 2nd Addition, Phase 6, recorded in Map Book 34 at Page 67 in the Probate Office Shelby County, Alabama

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.

Source of Title: Instrument #201207427000271680

The subject property is or X is not the homestead of the grantor(s).

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument #201207427000271680.

0.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

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IN WITNESS WHEREOF, Bank Of America, N.A. for the Benefit of HSBC Bank USA, National Association, as Trustee for the Holders of GSAA Home Equity Trust 2005-15, has caused these present to be executed in its name and on its behalf as aforesaid, on this 8 day of JANUARY, 2013.

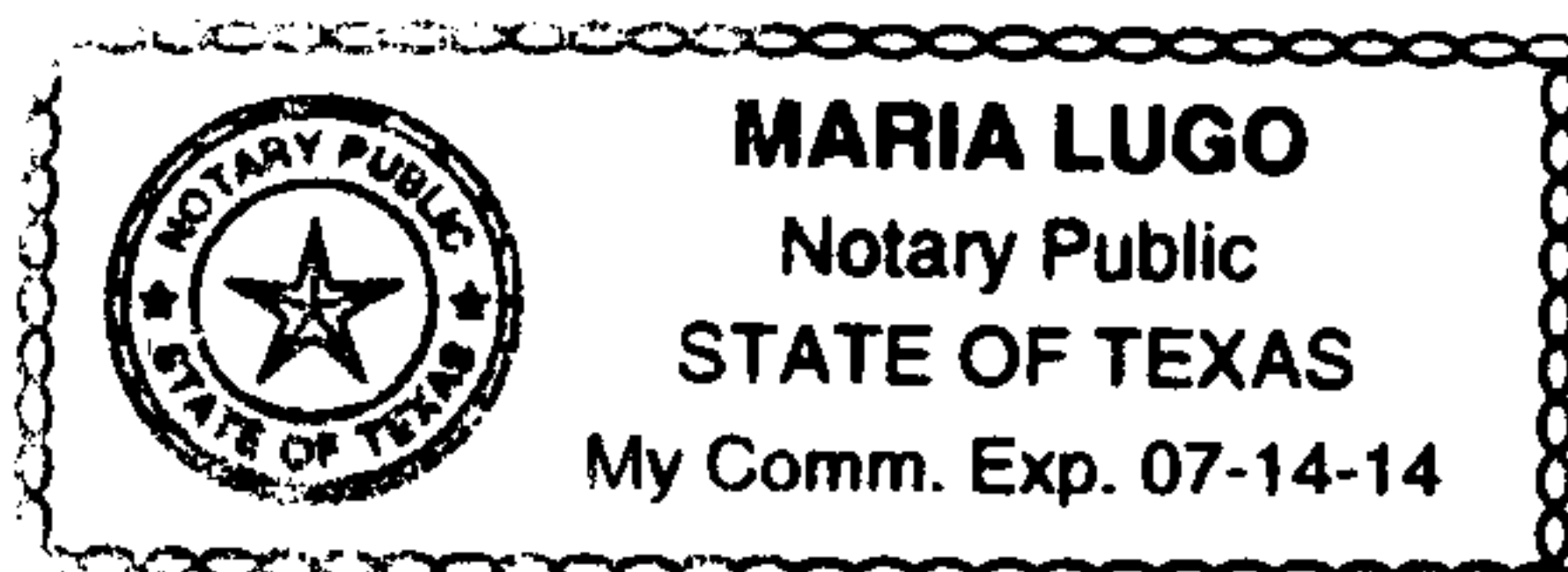
Bank Of America, N.A. for the Benefit of HSBC Bank USA, National Association, as Trustee for the Holders of GSAA Home Equity Trust 2005-15


BY: 
CHRISTA MCCLURE
ASST VICE PRESIDENT

State of TEXAS
County of COLLIN

I, MARIA LUGO, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that CHRISTA MCCLURE whose name as ASST VICE PRESIDENT of Bank Of America, N.A. for the Benefit of HSBC Bank USA, National Association, as Trustee for the Holders of GSAA Home Equity Trust 2005-15, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this 8 day of JANUARY, 2013.




Notary Public MARIA LUGO
My Commission Expires: 07/14/2014
[Seal]

Reference:
3519 Stonecreek Place
Helena, AL, 35080
Servicer Loan #:108840372

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Bank of America
Mailing Address 2375 N Glenville Dr
Richardson TX
75052

Grantee's Name Mary Ellen Dwyberry
Mailing Address 3504 Lakeside Dr
Vestavia Hills AL
35214

Property Address 3519 Stonecreek Pl
Helena AL
35080

Date of Sale 1-23-13
Total Purchase Price \$ 122500.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



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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 1-24-13

Print Dawn Collier

Sign [Signature]

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one