

STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

FHA CASE NO.: 011-6321701-703

KNOW ALL MEN BY THESE PRESENTS that for One Hundred Twenty Five Thousand, Three Hundred Seventy Six dollars and 71/100 (\$125,376.71) in hand paid to **Bank of America, N. A.**, the grantor, as party of the first part, by The Secretary of Housing and Urban Development of Washington, D.C., as party of the second part, the receipt of which is hereby acknowledged, the party of the first part does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said party of the second part, its successors and assigns, subject to the provisions hereinafter contained, the following described real property situated in Shelby County, Alabama:

**Lot 115, according to the Survey of Rossburg Townhomes, Sector II, as recorded in Map Book 36, Page 18, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.**

**Property Address: (for informational purposes only) 2066 Rossburg Pl, Calera, Alabama 35040**

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns, forever, subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any and all ad valorem taxes due or assessed.

This deed shall be **EFFECTIVE** the 29<sup>th</sup> day of November, 2012.

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*2066 Rossburg Pl Calera AL 35040*

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its undersigned officers, thereunto duly authorized, this the 29th day of November, 2012.

Bank of America, N. A.

AFFIX CORPORATE SEAL

BY: Melissa L Elliott 11/29/12  
Melissa Linn Elliott  
Its: Assistant Vice President

ATTEST: Jan Marie Geresti 11/29/12  
Jan Marie Geresti  
Its: ASSISTANT Vice President (AVP)

ACKNOWLEDGMENT

State of Pennsylvania

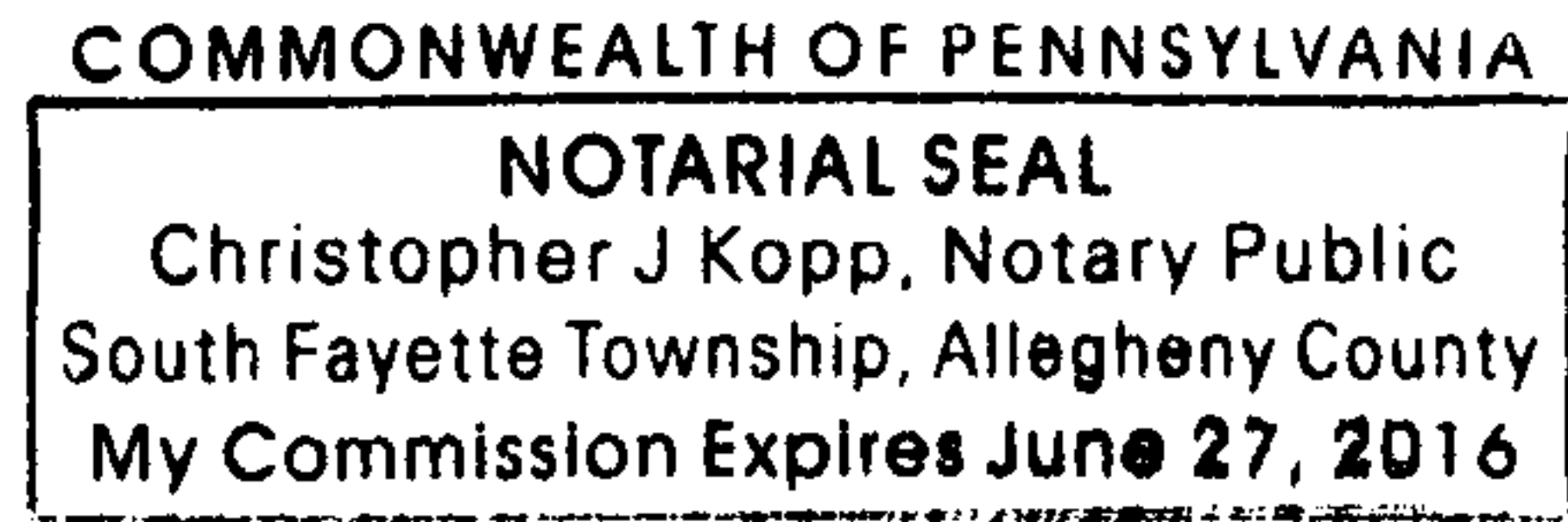
County of Allegheny

On November 29 2012 before me, CHRISTOPHER J KOPP, personally appeared Melissa Linn Elliott, and JAN MARIE GERESTI who provided to me on the basis of satisfactory evidence to be the 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 PENNSYLVANIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Christopher J Kopp



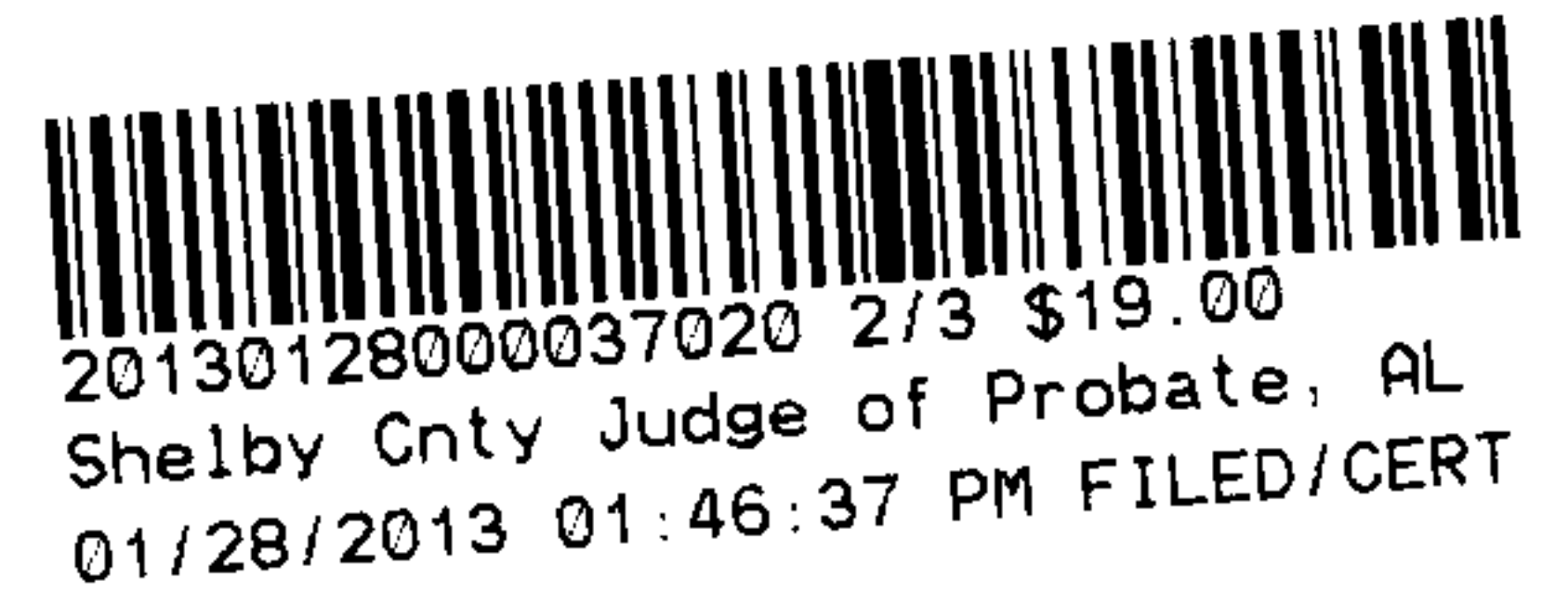
Grantee's Address:

**Secretary of Housing & Urban  
Development  
600 Beacon Parkway West  
Beacon Ridge Tower Suite 300  
Birmingham, AL 35209**

Grantor's Address:

**Bank of America, N.A.  
5401 N. Beach Street  
Ft. Worth, TX 76137**

This instrument prepared by:  
Beth McFadden Rouse  
McFADDEN, LYON & ROUSE, L.L.C.  
718 Downtowner Boulevard  
Mobile, Alabama 36609  
2474-12096



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*2066 Rossburg Pl Calera AL 35040*



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, N.A.
Mailing Address 5401 N. Beach Street
Ft. Worth, TX 76137

Grantee's Name Secretary of Housing & Urban Deve
Mailing Address 600 Beacon Parkway West
Beacon Ridge Tower, Suite 300
Birmingham, Alabama 35209

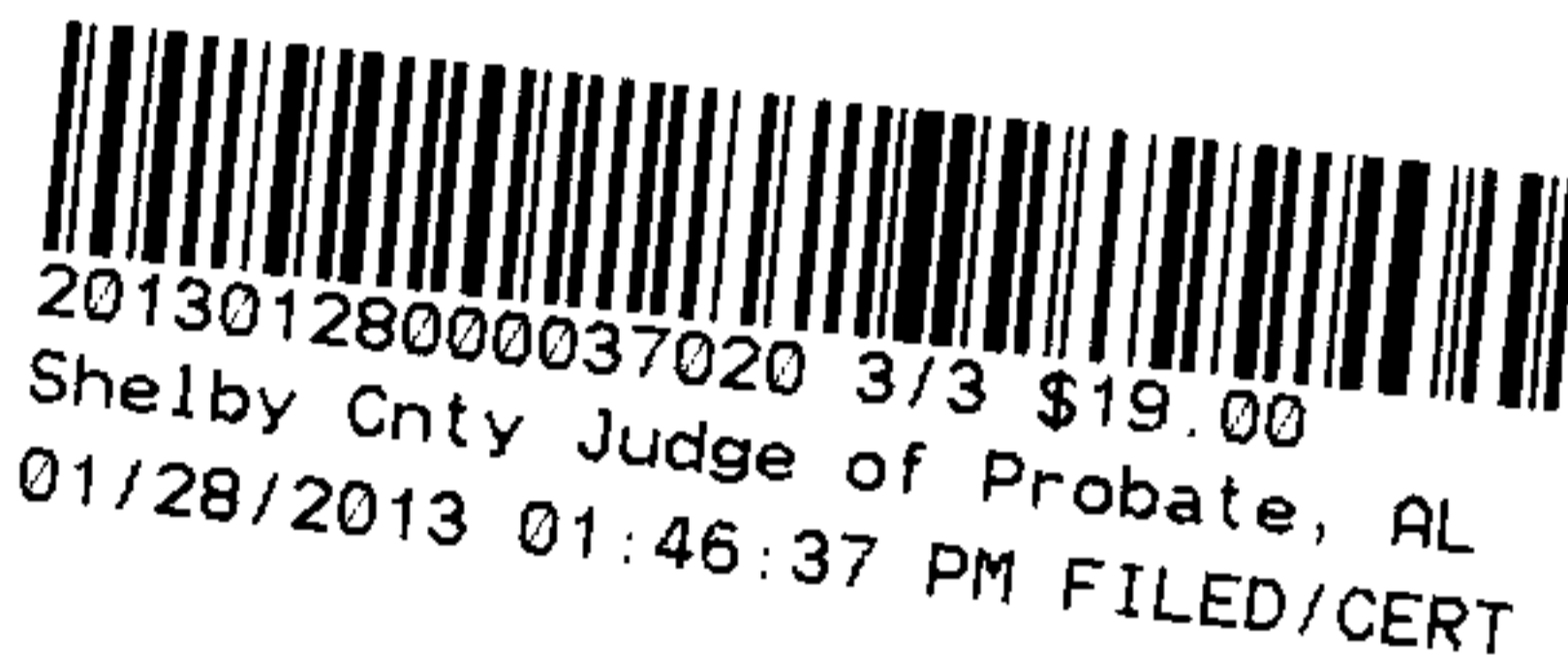
Property Address 2066 Rossburg Pl
Calera, Alabama 35040

Date of Sale November 29, 2012
Total Purchase Price \$ 125,376.71
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 deed

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 pe. 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 1/29/13

Print Ben Madden Ross grantor's atty

Unattested

Sign (Grantor/Grantee/Owner/Agent) circle one

(verified by)

