

INVESTOR NUMBER: 011-6614936-703

Bank of America CM #: 261372

MORTGAGOR(S): DONNA L. LAWRENCE AND BARRY D. LAWRENCE

Grantee's Address:

Secretary of Housing and Urban Development  
c/o Michaelson, Connor & Boul  
4400 Will Rogers Parkway  
Suite 300  
Oklahoma City, OK 73108-183

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, **Bank of America, N.A.**, 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 2513, according to the Survey of Highland Lakes, 25th Sector, Phase II, an Eddleman Community, as recorded in Map Book 36, Page 41, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the declaration of easements and master protective covenants for Highland Lakes, a residential subdivision, recorded as Instrument No. 1994-07111 and amended Instrument No. 1996-17543 and further amended in Instrument No. 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, conditions and restriction for Highland Lakes, a residential subdivision, 25th Sector, Phase II recorded as Instrument No. 20051229000667940 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the ☐declaration☐).

\*261372\* \*SWD\* \*Y

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.

Executed on this 1 day of November, 2012.

**BANK OF AMERICA, N.A.**

By: Tiffany Lynn Baswell 11/1/12  
Tiffany Lynn Baswell  
Its: Assistant Vice President (AVP)

STATE OF Pennsylvania )

COUNTY OF Allegheny )

I, Christopher J Kopp, a Notary Public in and for said County in said State, hereby certify that Tiffany Lynn Baswell, whose name as AVP of Bank of America, N.A., 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, as such AVP, and with full authority, executed the same voluntarily for and as the act of said AVP.

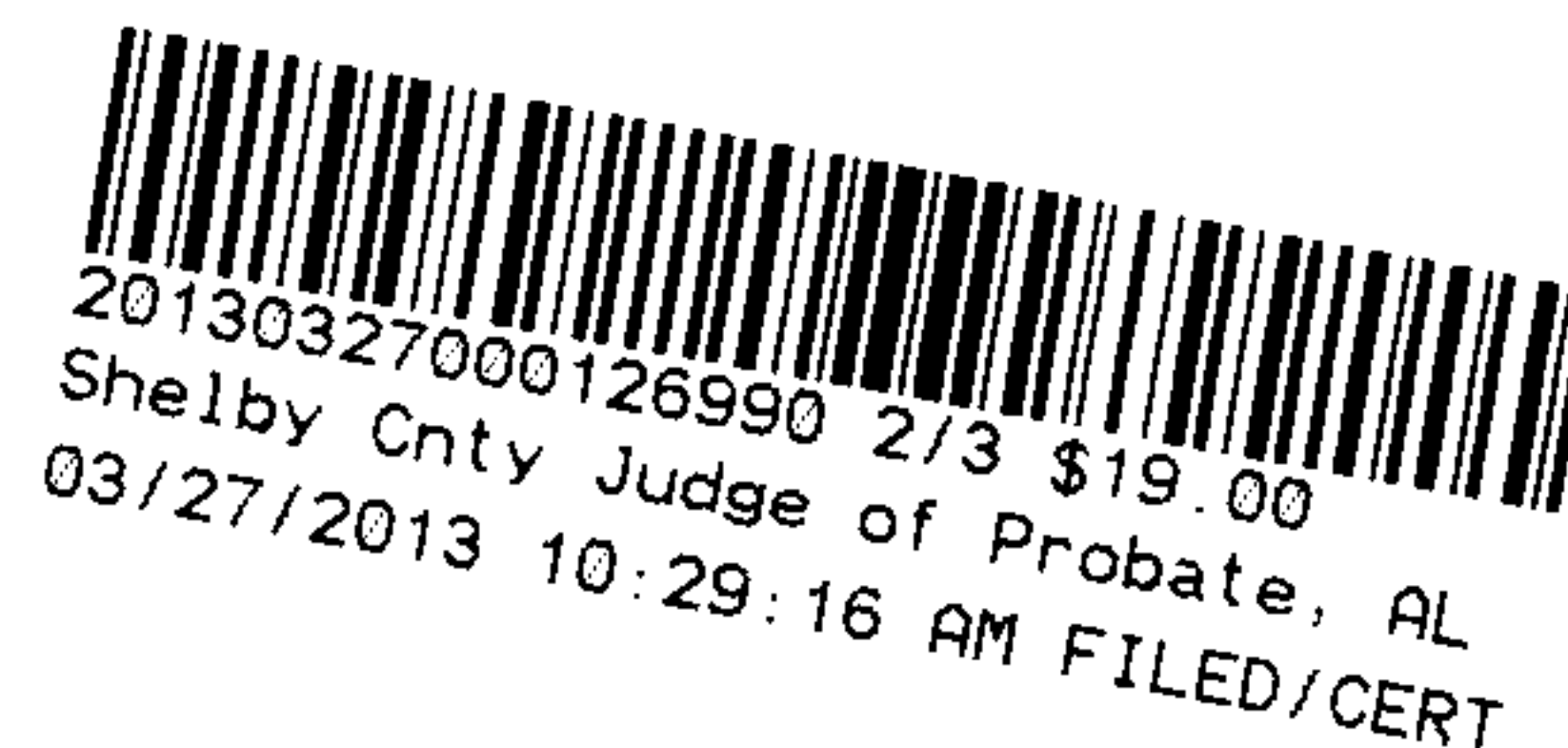
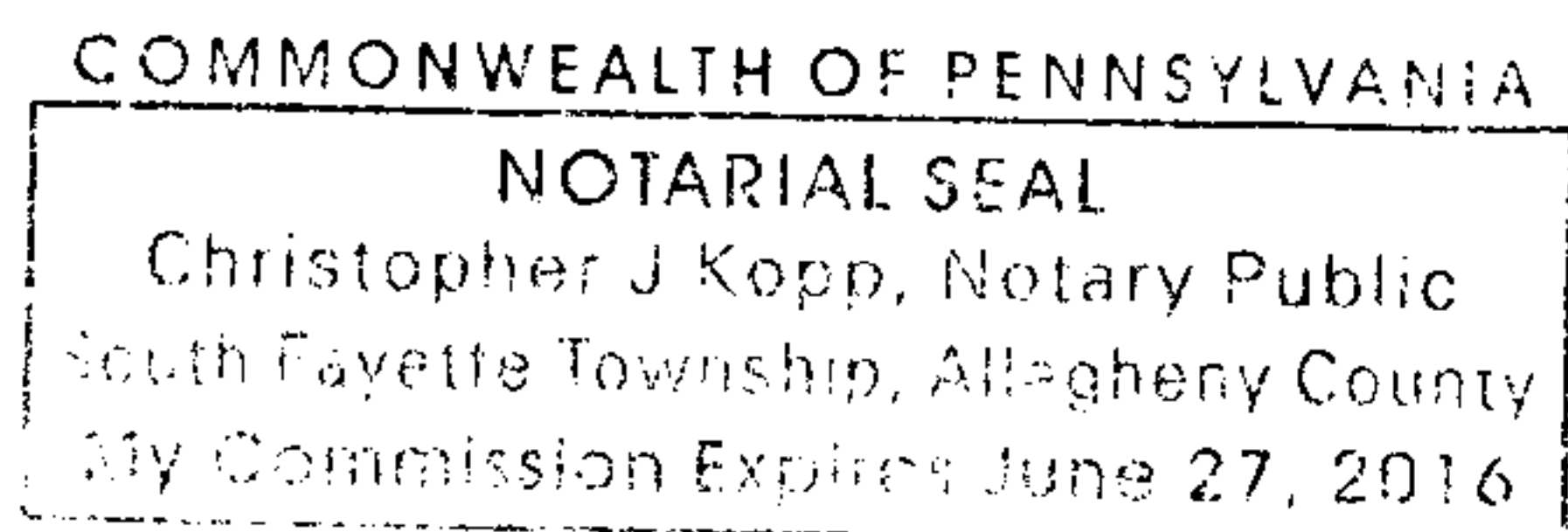
Given under my hand this the 01 day of November, 2012.

Christopher J Kopp  
Notary Public

My Commission Expires: 06/27/2016

THIS INSTRUMENT PREPARED BY:

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



\*261372\* \*SWD\* \*Y



# 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.  
c/o Bank of America

Mailing Address 7105 Corporate Drive, Mail Stop  
PTX-C-35  
Plano, TX 75024

Property Address 1045 Kings Way  
Birmingham, AL 35242

Grantee's Name Secretary of Housing and Urban  
Development

Mailing Address 4400 Will Rogers Parkway  
Suite 300  
Oklahoma City, OK 73108-183

Date of Sale 11.01.2012

Total Purchase Price \$296,363.28  
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 ☐ Appraisal  
☐ Sales Contract ☒ Other Foreclosure Deed  
☐ Closing Statement

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 3/25/2013

Print Heidi Peebles, title specialist

☐ Unattested  
☐ (verified by) \_\_\_\_\_

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



20130327000126990 3/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
03/27/2013 10:29:16 AM FILED/CERT

Form RT-1