


Shelby County, AL 10/16/2014  
State of Alabama  
Deed Tax: \$40.50

RECORDED AT THE REQUEST OF  
& WHEN RECORDED RETURN TO:  
Bank of America, N.A.  
Mail Code: AZ1-805-03-03  
2505 West Chandler Blvd  
Chandler, AZ 85224

MAIL TAX STATEMENTS TO:  
Bank of America, N.A.  
Mail Code: AZ1-805-03-03  
2505 West Chandler Blvd  
Chandler, AZ 85224

  
20141016000327190 1/3 \$60.50  
Shelby Cnty Judge of Probate, AL  
10/16/2014 09:28:48 AM FILED/CERT

### QUITCLAIM DEED

This property was inadvertently conveyed to Federal National Mortgage Association and Federal National Mortgage Association did not accept the deed.

THIS QUITCLAIM DEED, Made this day August 12, 2014, by and between  
**FEDERAL NATIONAL MORTGAGE ASSOCIATION**, whose address is 14221 Dallas Parkway, Suite 1000,  
Dallas, TX 75254, party of the first part, GRANTOR, and **BANK OF AMERICA, N.A.**, whose address is Mail  
Code: AZ1-805-03-03, 2505 West Chandler Blvd., Chandler, AZ 85224, party of the second part, GRANTEE

WITNESSETH, that in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration,  
the receipt whereof in full is hereby acknowledged, the said GRANTOR does remise, release and quit-claim, any  
and all right, title and interest which he/she may have in and to the hereinafter described property unto the said  
GRANTEE, his personal representatives, heirs and assigns.

Legal Description: **See Exhibit 'A' attached hereto and incorporated herein by this reference.**

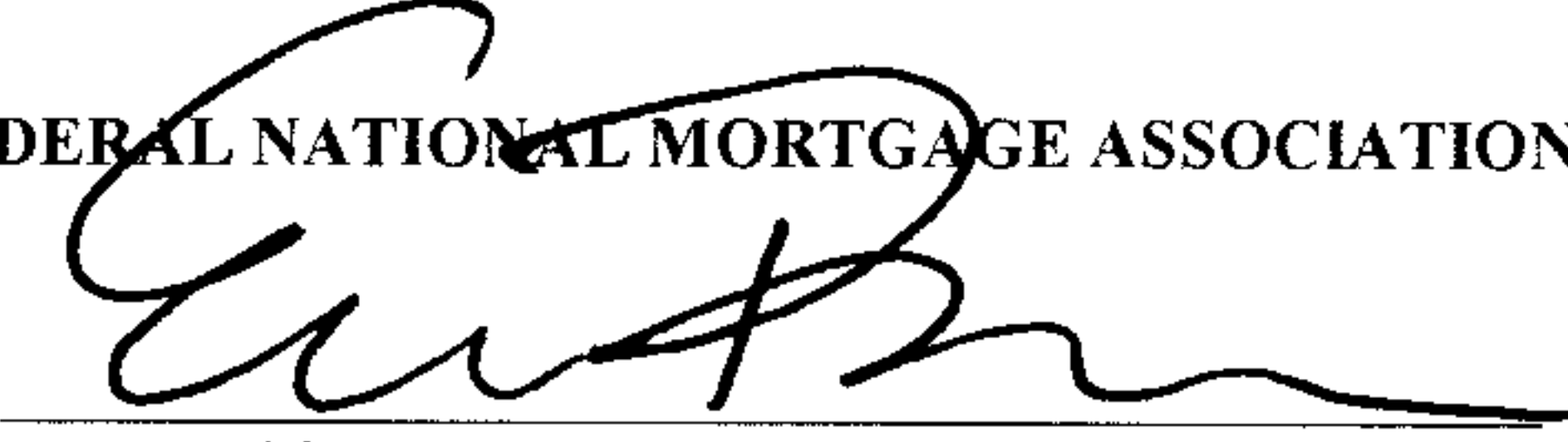
Commonly known as: **307 Highland Park Dr, Birmingham, AL 35242-6840**  
Tax ID: **09-2-09-0-002-001.051**

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the  
rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or otherwise  
appertaining.

TO HAVE AND TO HOLD the same lot of ground and premises, above described and mentioned, and  
hereby intended to be conveyed together with the rights, privileges, appurtenances and advantages thereto belonging  
or appertaining unto and to the proper use and benefit of the said grantee, its successors and assigns.

AS WITNESS, the hand of GRANTOR:


**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

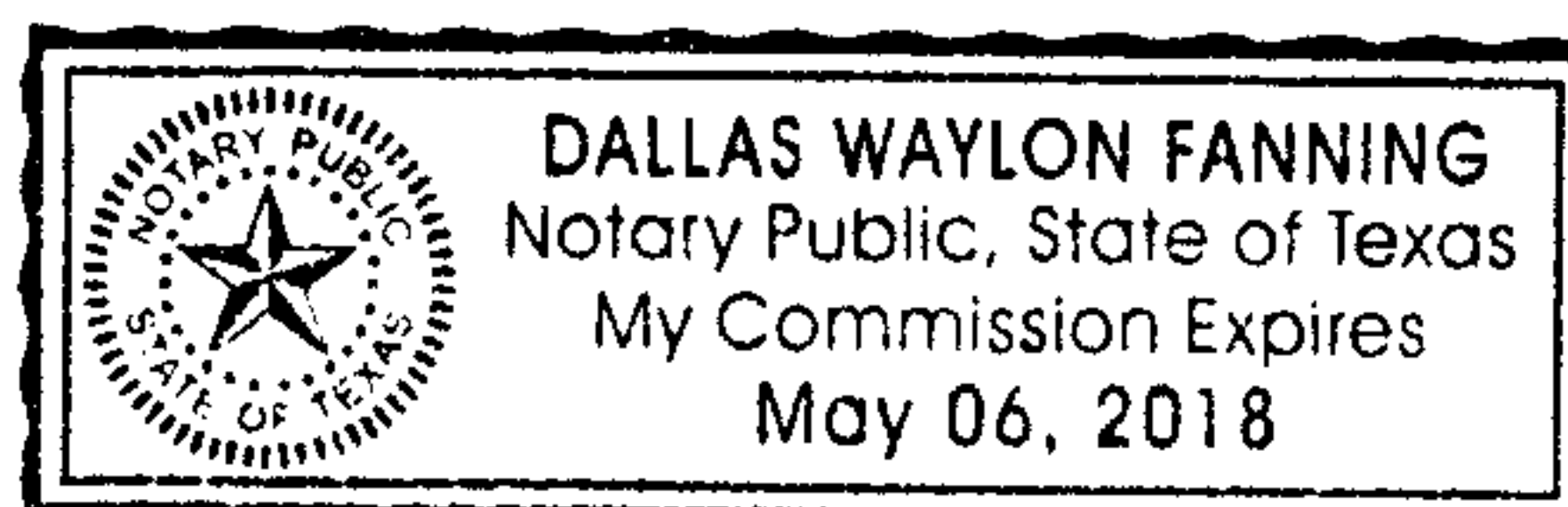
By:   
(Name, Title): Evelyn Bruser, AUP

State of Texas  
County of Dallas

Before me Dallas Waylon Fanning the undersigned, a Notary Public on this day personally appeared  
known to me or proved to me on the oath of) Evelyn Bruser, AUP (officer name & title)  
to be the person(s) and officer(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to  
me that the same was the act of the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, a corporation,  
and that he/she/they had executed the same as the act of such corporation for the purpose and consideration therein  
expressed, and in the capacity(ies) therein stated.

Given under my hand and seal of office, this day August 12, 2014 [seal]

  
Notary:  
Notary Public



REO # 01068627  
Service # 4018732DT1

Legal Description  
Exhibit "A"


Lot 705, according to the Map of Highland Lakes, 7th Sector, an Eddieman Community, as recorded in Map Book 20, Page 58 A, B & C, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted. 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 #1994-07111 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 7th Sector, recorded as Instrument 1995-28389 in the Probate office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Tax ID: 09-2-09-0-002-001.051

Recording Requested By & Return To:  
Servicelink, A BKFS Company  
1400 Cherrington Parkway  
Coraopolis, PA 15108

②

7-32-8095 7

  
20141016000327190 2/3 \$60.50  
Shelby Cnty Judge of Probate, AL  
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# Real Estate Sales Validation Form

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

Grantor's Name Federal National Association Grantee's Name Bank of America, N.A.  
Mailing Address 14221 Dallas Parkway Mailing Address 2505 W Chandler Blvd  
Suite 1000 Chandler, AZ 85224  
Dallas, TX 75254

Property Address 307 Highland Park Drive Date of Sale Aug 12, 2014  
Birmingham, AL 35242 Total Purchase Price \$ 40,260.00



20141016000327190 3/3 \$60.50  
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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  
☐ 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 9/19/14

Print Debbie McAdams

Unattested

Sign Debbie McAdams

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1