



20150204000036990 1/3 \$153.00
Shelby Cnty Judge of Probate, AL
02/04/2015 11:22:02 AM FILED/CERT

Document Prepared by:

When Recorded Mail to:

Corinna Auau

Michaelson, Connor & Boul

5312 Bolsa Ave, Suite 200

Huntington Beach, CA 92649

FHA Case # 011-618591

QUITCLAIM DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that for One and No/100 (\$1.00) Dollar and other good and valuable consideration in hand paid to **The Secretary of Housing and Urban Development of Washington, D.C.**, as party of the first part, by **Bank of America, N.A.**, as party of the second part, the receipt of which is hereby acknowledged, the party of the first part does hereby QUITCLAIM, BARGAIN, SELL AND CONVEY unto the said party of the second part, it's successors and assigns, subject to the provisions hereinafter contained, the following described real property situated in Shelby County, Alabama:

Lot 20, according to the Survey of Little Oak Ridge Estates, Second Sector, as recorded in Map Book 5, page 39, in the Probate Office of Shelby County, Alabama.

Source of Title: 20140908000280460

Commonly known as: 20 Oak Ridge Drive, Pelham, AL 35124

Tax ID # 131121002015000

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.

This Deed shall be **EFFECTIVE** the 30th day of DECEMBER, 2014.

See Attached Execution and Notary Acknowledgement

Shelby County, AL 02/04/2015
State of Alabama
Deed Tax: \$133.00

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IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its undersigned officers, thereunto duly authorized, this the 30th day of DECEMBER, 2014

Secretary of Housing and Urban Development

By: *Authorized Agent*



KERRY NETERER

*By Delegation of Authority Published in the
Federal Register, Docket No.: FR-4837-D-57*

State of CALIFORNIA) ss
County of ORANGE

On this 30th day of DECEMBER, 2014,

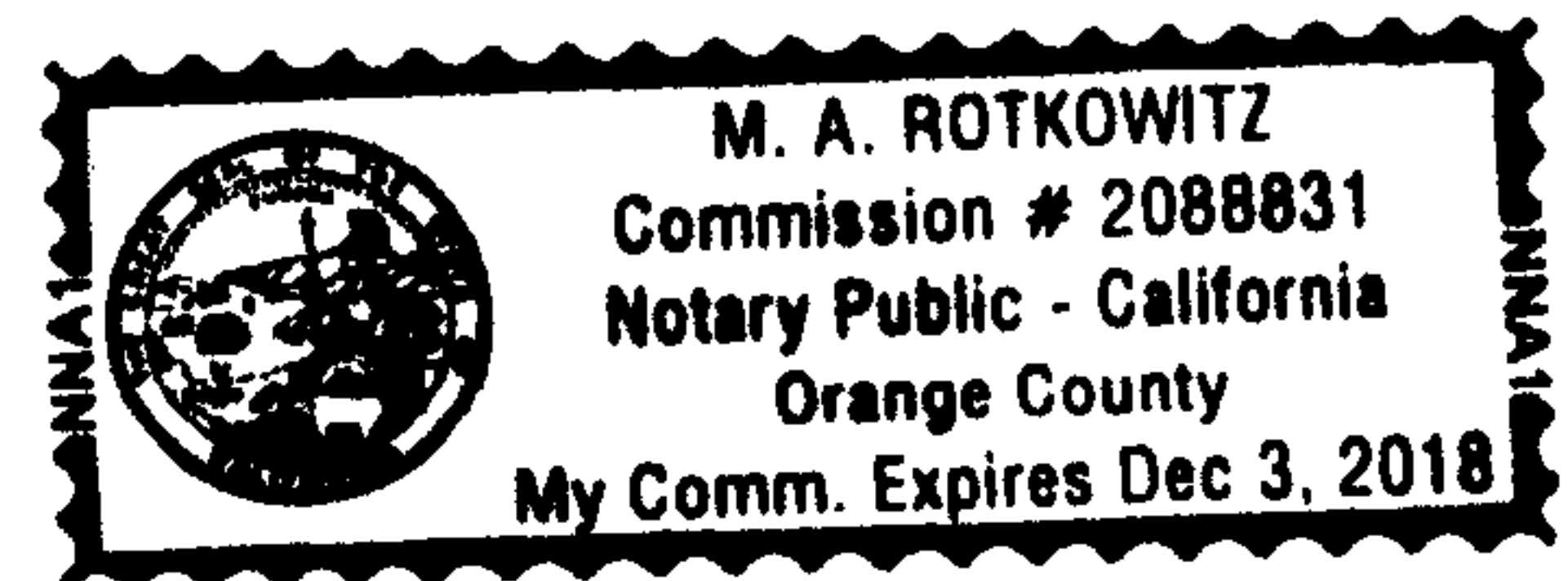
M. A. ROTKOWITZ

Before me, _____, personally appeared **KERRY NETERER**, who proved 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *M. A. Rotkowitz* (Notary Seal)



Grantee's Mailing Address:

Send Tax Statements to:

Bank of America, N.A.
7105 Corporate Drive
Plano, TX 75024

Real Estate Sales Validation Form

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

Grantor's Name Secretary of Housing and
Mailing Address Urban Development
451 7th Street, SW
Washington DC 20410

Grantee's Name Bank of America NA
Mailing Address 7105 Corporate Drive
Plano, TX 75024

Property Address 20 Oak Ridge Drive
Pelham, AL 35124

Date of Sale 12-30-14
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 132,700.00

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 Assessor's office

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 12-30-14

Print KERRY NETERER

Sign [Signature]

KERRY NETERER
AUTHORIZED AGENT

(Grantor/Grantee/Owner/Agent) circle one

Unattested

ified by)

Print Form

Form RT-1



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