

20150511000155460  
05/11/2015 02:35:37 PM  
DEEDS 1/4

**This Document Prepared By:**

Leila Hansen, Esq.  
9041 South Pecos Road, Suite 3900  
Henderson, NV 89074

**After Recording Send Tax Notice To:**

Western REI, LLC  
3360 Davey Allison Boulevard  
Hueytown, Alabama 35023

Order No. 9669346  
Reference No. 9527212

Assessor's Parcel Number: 23 7 35 0 003 030.000

**SPECIAL WARRANTY DEED**

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00), to the undersigned GRANTOR, **Bank of America, N.A.**, a corporation organized and operating under the laws of the State of Arizona, (herein referred to a grantor) in hand paid by the GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell, convey and SPECIALLY WARRANT unto **Western REI, LLC**, (herein referred to as grantee), whose mailing address is 3360 Davey Allison Boulevard, Hueytown, Alabama 35023, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 4, ACCORDING TO THE MAP AND SURVEY OF MONTE VERDE, AS RECORDED IN MAP BOOK 6, PAGE 66, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MORE commonly known as: 4 Monte Verde Lane, Montevallo, Alabama 35115

Source of Title. Ref.: Deed: Recorded December 17, 2012; Doc. No. 20121217000480020

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR, by its Todd Gabert, AVP,  
who is authorized to execute this conveyance, has hereunto set its signature and seal, this  
16th day of April, 2015.

Bank of America, N.A.

By: Todd Gabert, AVP  
Printed Name & Title

Attest: Kerri Stephen, AVP  
~~Secretary~~

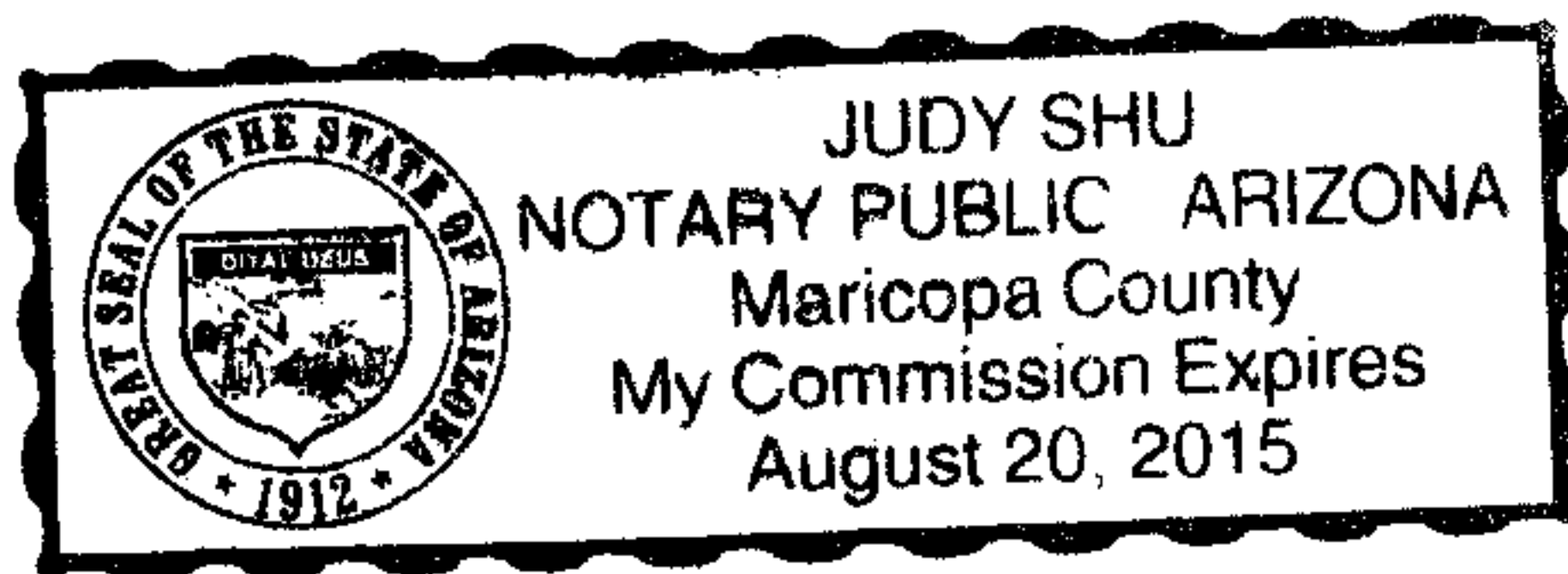
STATE OF AZ  
Maricopa COUNTY

I, Judy Shu, a Notary Public in and for said  
County, in said State, hereby certify that Todd Gabert, whose  
name as AVP of **Bank of America, N.A.**, a National Association,  
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 above and foregoing conveyance, he/she,  
as such officer and with full authority, executed the same voluntarily for and as the act of said  
National Association on the day the same bears date.

**NOTARY STAMP/SEAL**

Given under my hand and official seal of office this  
16th day of April, 2015.

Judy Shu  
NOTARY PUBLIC Judy Shu  
My Commission Expires: 8-20-2015



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## SCHEDULE A (Continued)

File No.: **9527212d**

LOT 4, ACCORDING TO THE MAP AND SURVEY OF MONTE VERDE, AS RECORDED IN MAP BOOK 6, PAGE 66, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Being all that certain property conveyed to BANK OF AMERICA, N.A. from CAREY W. THOMPSON AND JANATHA L. THOMPSON, HUSBAND AND WIFE, by deed dated JULY 10, 2012 and recorded DECEMBER 17, 2012 as INSTRUMENT NO. 20121217000480020 of official records.

APN: 23 7 35 0 003 030.000

Commonly known as: 4 MONTE VERDE LN, MONTEVALLO, AL 35115

"Address, as provided with application for title insurance and shown here only for reference."

 REI. LLC  
49963909

FIRST AMERICAN ELS  
SPECIAL WARRANTY DEED



AL

WHEN RECORDED, RETURN TO:  
FIRST AMERICAN TITLE INSURANCE CO.  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OHIO 44114  
NATIONAL RECORDING



## 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 16001 N. Dallas Parkway  
Addison, TX 75001

Grantee's Name Western REI, LLC  
Mailing Address \_\_\_\_\_

Property Address 4 MONTE VERDE LN  
MONTEVALLO, Alabama 35115

3360 Davey allison Blvd

Hueytown, AL 35023

Date of Sale 4/16/2015

Total Purchase Price \$ 50,000.00

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 Special Warranty 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 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 5/8/2015

Print Wendy L. Ho Richter

Sign Wendy L. Ho Richter  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/11/2015 02:35:37 PM  
\$73.00 CHERRY  
20150511000155460

*[Signature]*

**Form RT-1**