

20151104000383740 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
11/04/2015 12:53:06 PM FILED/CERT

Mortgagor:  
ROY SMITH, IV

FHA NO: 011-7138928703

STATE OF ALABAMA

COUNTY OF Shelby

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for valuable consideration to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned BANK OF AMERICA, N.A., (hereinafter called the "Grantor") has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto SECRETARY OF HOUSING AND URBAN DEVELOPMENT, of Washington, D.C., his successors and assigns,

(hereinafter called "Grantee"), the following described property situated in Shelby County, Alabama:

Lot 39, according to the survey of final record plat of Greystone Farms Guilford Place Sector Phase 3 as recorded in Map Book 24, Page 27 in the Probate Office of Shelby County, Alabama.

And being the same parcel of land acquired by Grantors by Deed recorded in Instrument No. 20150715000240820, among the Probate Court records of Shelby County, Alabama.

The following information is required by § 40-22-1

Grantors' Address: 7105 Corporate Dr., Plano, TX 75024

Property Address: 3985 Guilford Rd.  
Birmingham, AL 35242

~~530 Bayhill Ridge Circle~~  
~~Hoover, AL 35244~~ JH

Date of Sale: 7/15/15

FMV / Consideration: \$157,920.00

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD the above described property together with all rights and

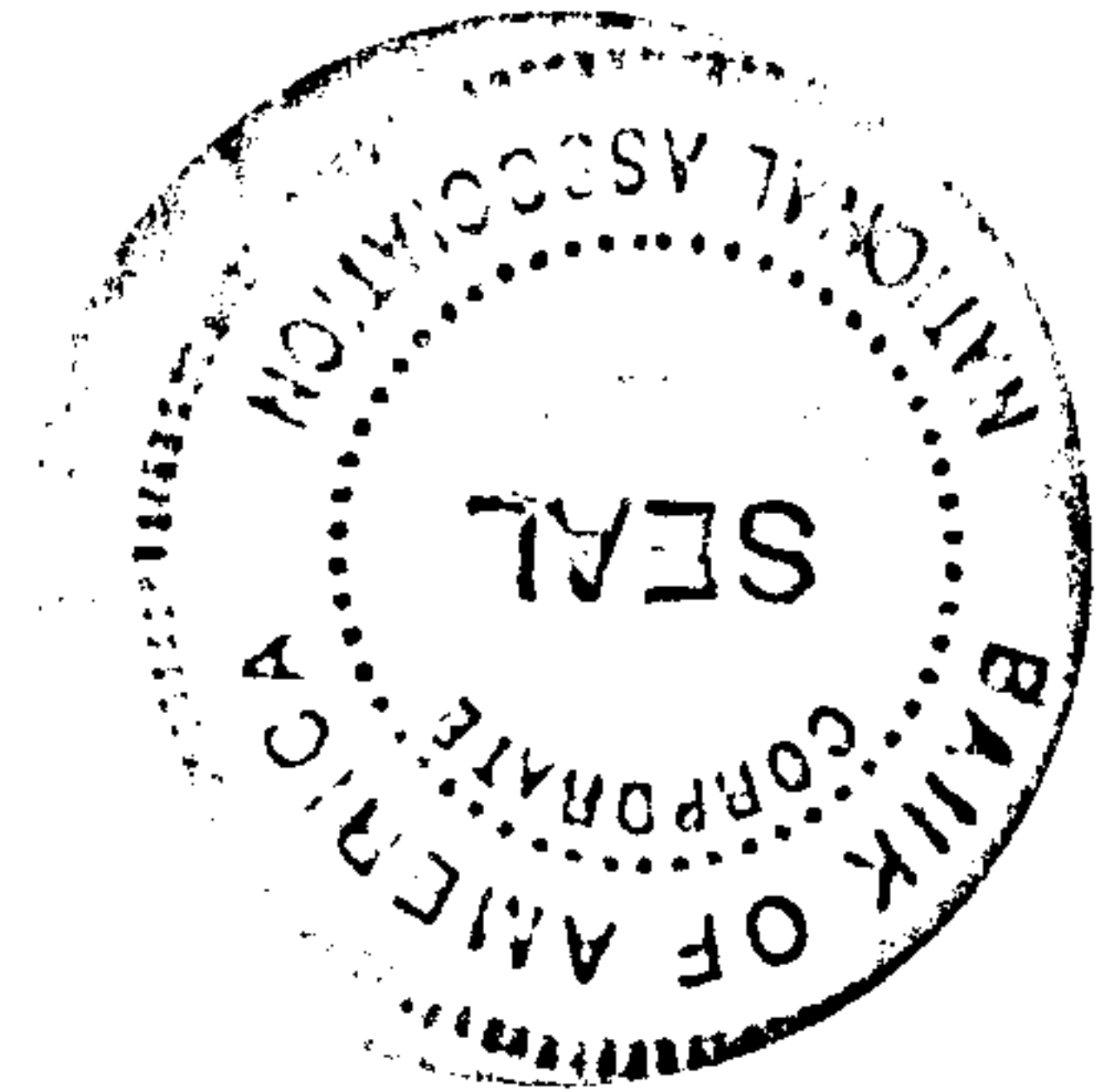
privileges incident or appurtenant thereto, unto the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns, forever.

IN WITNESS WHEREOF, BANK OF AMERICA, N.A., has caused this conveyance to be executed in its name by its undersigned officer, this 5 day of August, 2015.

Bank of America, N.A.

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BY: [Signature] 8.5.15  
JUST NICOLE HILBERRY  
As Its Assistant Vice President



STATE OF Pennsylvania  
COUNTY OF Allegheny

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JUST NICOLE HILBERRY, 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 said conveyance, he/ she as such officer and with full authority, executed the same voluntarily for and as the act of said national association.

Given under my hand and seal this 5 day of August, 2015.

[Signature] 8-5-15  
NOTARY PUBLIC Steven James Gogarty  
My Commission expires: May 28, 2019

[AFFIX SEAL]

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL  
STEVEN JAMES GOGARTY, NOTARY PUBLIC  
CITY OF PITTSBURGH, ALLEGHENY COUNTY  
MY COMMISSION EXPIRES MAY 28, 2019

This instrument prepared by:  
GOODMAN G. LEDYARD  
Pierce Ledyard, P.C.  
P.O. Box 161389  
Mobile, AL 36616  
(251) 338-1300

GRANTEE'S ADDRESS

Medical Forum Building  
950 22nd Street North, Suite 900  
Birmingham, AL 35203