

INVESTOR NUMBER: 011-6190127-703

Bank of America, N.A. CM #: 276791

MORTGAGOR(S): RODERICK STEPHENS AND ALYCE STEPHENS

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 Five Hundred Dollars (\$500.00) 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 2803 According to the Survey of Weatherly Highlands The
Cove Sector 28 Phase I as recorded in Map Book 27, Page 99,
Shelby County, Alabama records.

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.


20160315000082940 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
03/15/2016 12:12:04 PM FILED/CERT

276791 *SWD* *Y

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 28 day of August, 2015.

BANK OF AMERICA, N.A.

By: Junell Jenkins 8-28-15
Junell Jenkins
Its: Assistant Vice President (AVP)

STATE of Pennsylvania
COUNTY of Allegheny

Before me, Kimberly Ann Brown, the undersigned officer, on this, the 28 day
(insert name of notary)

of August, 2015, personally appeared Junell Jenkins,
(insert name of signer)

☐ known to me or, ☒ through production of Drivers License as identification, who identified her/himself to be the AVP of BANK OF AMERICA, N.A., the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

(seal)

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
KIMBERLY ANN BROWN, NOTARY PUBLIC
CITY OF PITTSBURGH, ALLEGHENY COUNTY
MY COMMISSION EXPIRES FEB. 17, 2019

Kimberly Ann Brown 8-28-15
Kimberly Ann Brown
(Type or print name below signature)
Notary Public, State of Pennsylvania
Commission No.: 1288510
My Commission Expires: February 17, 2019

THIS INSTRUMENT PREPARED BY:

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

276791 *SWD* *Y

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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	<u>Bank of America, N.A.</u> <u>c/o Bank of America, N.A.</u>	Grantee's Name	<u>Secretary of Housing and Urban Development</u>
Mailing Address	<u>7105 Corporate Drive, Mail Stop</u> <u>PTX-C-35</u> <u>Plano, TX 75024</u>	Mailing Address	<u>4400 Will Rogers Parkway</u> <u>Suite 300</u> <u>Oklahoma City, OK 73108-183</u>
Property Address	<u>108 Cove Ln</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>8/28/2015</u>
		Total Purchase Price	<u>\$147,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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.

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 3/10/2016

☐ Unattested
☐ (verified by) _____

Print Derick Hunt, title specialist

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


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