

20171205000436110
12/05/2017 02:21:03 PM
DEEDS 1/4

Commitment Number: 170297270

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
14-9-32-2-002-003.000

SPECIAL/LIMITED WARRANTY DEED

BANK OF AMERICA, N.A., whose mailing address is **Bank of America, N.A., 2505 W. Chandler Blvd., Chandler, AZ 85224**, hereinafter grantor, for \$131,250.00 (One Hundred Thirty One Thousand Two Hundred Fifty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Marcus Elliot Kennedy** and **Sophia Francillon Kennedy**, hereinafter grantees, whose tax mailing address is **1800 Pinehurst Ln, Birmingham, Alabama, 35226**, the following real property:

LOT 2803 ACCORDING TO THE SURVEY OF WEATHERLY HIGHLANDS THE COVE SECTOR 28 PHASE 1 AS RECORDED IN MAP BOOK 27, PAGE 99, SHELBY COUNTY, ALABAMA RECORDS.

BEING THE SAME PROPERTY AS CONVEYED FROM THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT TO BANK OF AMERICA, N.A., AS DESCRIBED IN INSTRUMENT NO.20161019000384490, DATED 9/29/2016, RECORDED 10/19/2016, IN SHELBY COUNTY RECORDS.

Property Address is: 108 COVE LN , PELHAM, AL 35124

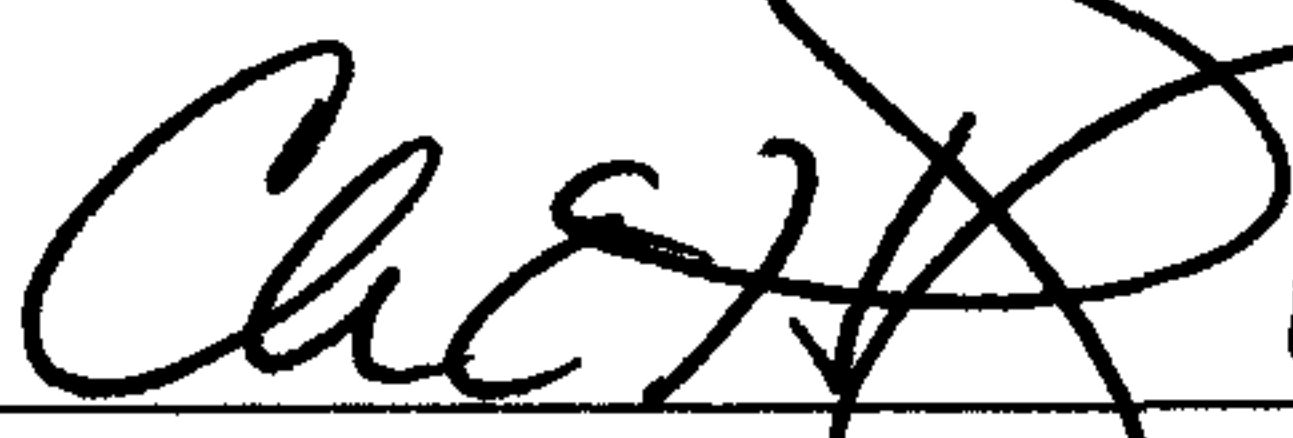
Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on November 17, 2017:

BANK OF AMERICA, N.A., by ServiceLink Holdings, LLC, as attorney in fact

By:  11-17-17

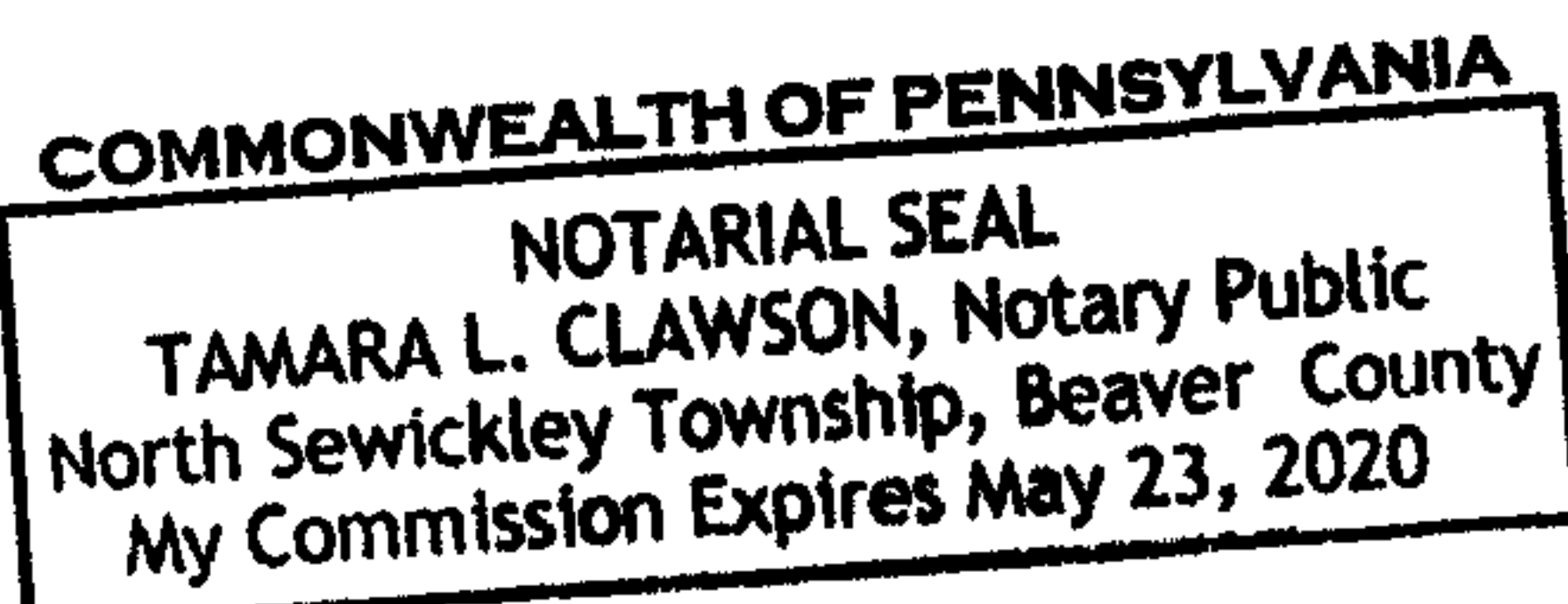
Name: Charles E. Hogue Jr.

Its: Assistant Vice President

STATE OF Pennsylvania
COUNTY OF Allegheny

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Charles E. Hogue Jr.** its Assistant Vice President, on behalf of the Grantor **BANK OF AMERICA, N.A., by ServiceLink Holdings, LLC, as attorney in fact** is signed to the foregoing conveyance, and who acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as ASSISTANT VICE PRESIDENT and with full authority executed the same voluntarily for and as the act of said Grantor, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor, as on the day the same bears date.

Given under my hand an official seal this 17 day of November, 2017




Notary Public

TAMARA L. CLAWSON

**MY COMMISSION EXPIRES
MAY 23, 2020**

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 Bank of America, N.A., 2505 W.
Chandler Blvd., Chandler, AZ
85224

Property Address 108 COVE LN , PELHAM, AL
35124

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Grantee's Name Marcus Elliot Kennedy and
Sophia Francillon Kennedy

Mailing Address 1800 Pinehurst Ln,
Birmingham, Alabama, 35226

Date of Sale 11-17-17

Total Purchase Price 131,250.00

or

Actual Value \$

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 12-5-17

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/05/2017 02:21:03 PM
\$155.50 CHERRY
20171205000436110

Josh Speer