



20110826000252430 1/3 \$78.00  
Shelby Cnty Judge of Probate, AL  
08/26/2011 12:20:02 PM FILED/CERT

This Instrument Prepared By:  
Paul Kemp  
Morris|Hardwick|Schneider, LLC  
2718 20th Street South, Suite 210  
Birmingham, AL 35209  
BRM-110800149S

Send Property Tax Notice to:

132 Maple Trace  
Hoover AL ~~35244~~  
35244

### Special Warranty Deed

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Sixty Thousand and 00/100 Dollars (\$60,000.00) cash in hand paid to

**BAC Home Loan Servicing, LP fka Countywide Home Loans Servicing, LP**

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

**TMC II LLC**

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

**Lot 8, according to the survey of amended map of Timber Park, as recorded in Map Book 13, Page 115, in the Probate Office of Shelby County, Alabama.**

**Property Address: 1415 Timber Circle, Helena, AL 35080**  
**Parcel ID Number: 13-8-27-2-001-003.013**

**"The Grantee(s) or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this deed."**

Source of Title: Instrument #201102250000086660

The subject property is or ☒ is not the homestead of the grantor(s).

**TO HAVE AND TO HOLD** unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

**This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument #201102250000086660.**

0.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

IN WITNESS WHEREOF, BAC Home Loan Servicing, LP fka Countywide Home Loans Servicing, LP ,  
has caused these present to be executed in its name and on its behalf as aforesaid, on this 15 day of  
AUGUST, 2011.

**BAC Home Loan Servicing, LP fka Countywide  
Home Loans Servicing, LP**

BY: Patricia Rubel

PATRICIA RUBEL, ASST. VICE PRESIDENT

ATTEST:

Dawn Eddings

DAWN EDDINGS, ASST. VICE PRESIDENT

State of \_\_\_\_\_  
County of \_\_\_\_\_

I, \_\_\_\_\_, the undersigned authority, a Notary Public, in and for said County  
in said State, hereby certify that \_\_\_\_\_ whose name as President of BAC Home Loan  
Servicing, LP fka Countywide Home Loans Servicing, LP , are signed to the foregoing conveyance, and who are  
known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as  
such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in  
their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

[Seal]

Reference:  
1415 Timber Circle  
Helena, AL, 35080  
Servicer Loan #:



# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of VENTURA



20110826000252430 3/3 \$78.00  
Shelby Cnty Judge of Probate, AL  
08/26/2011 12:20:02 PM FILED/CERT

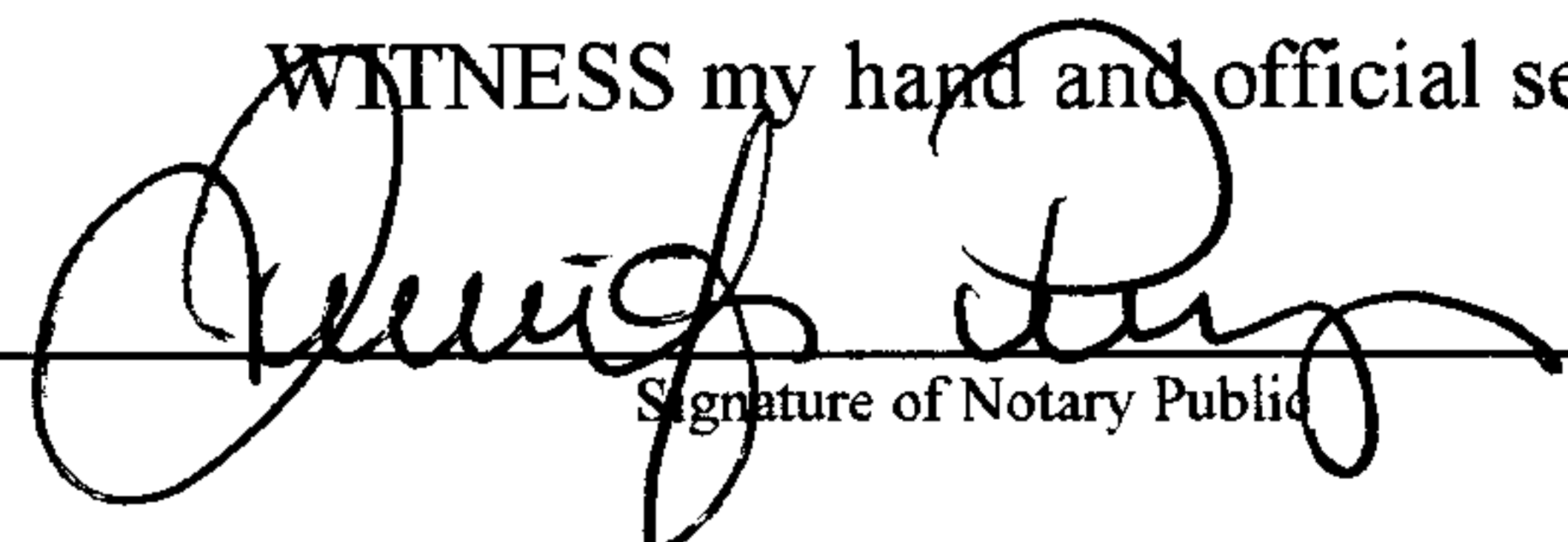
On AUGUST 15, 2011 before me, JENNIFER PERRY, NOTARY PUBLIC,  
(Here insert name and title of the officer)

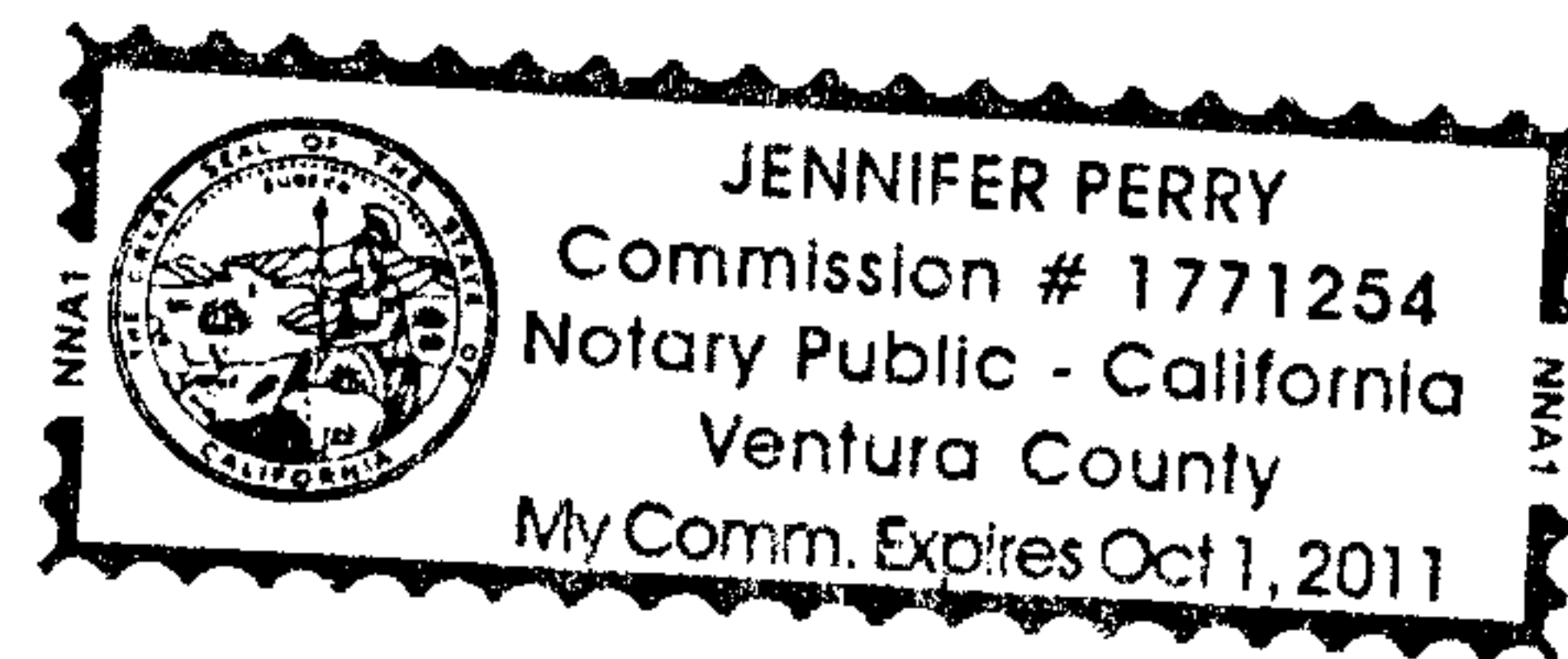
personally appeared PATRICIA RUBEL AND DAWN EDDINGS,

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 of Notary Public



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

SPECIAL WARRANTY DEED

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 08/15/2011

1415 TIMER CIRCLE

(Additional information)

### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/~~she~~/~~they~~, is /~~are~~ ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☒ Corporate Officer  
ASST. VICE PRESIDENTS  
(Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other \_\_\_\_\_