

This Instrument Prepared By:
Paul Kemp
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209
BRM-111100233S

Send Property Tax Notice to:

9060 Eagle Valley Lane
Birmingham AL
35242

Special Warranty Deed

State of Arizona
County of Maricopa

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Three Hundred Sixty Five Thousand and 00/100 Dollars (\$365,000.00) cash in hand paid to

BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP

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

Russell L. Frutiger and Janice B. Frutiger
as Joints Tenants With Rights of Survivorship

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

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

Lot 2103, according to the survey of Eagle Point, 21st Sector, as recorded in Map Book 25, Page 5, in the office of the Judge of Probate, Shelby County, Alabama.

Property Address: 9060 Eagle Valley Lane, Birmingham, AL 35252
Parcel ID Number: 09-3-07-0-002-002.102

Source of Title: Deed Book Volume#20110630000189860

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

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

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 Deed Book Volume#20110630000189860.

365000.00 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 Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, has caused these present to be executed in its name and on its behalf as aforesaid, on this 6 day of December 2011.

BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP

By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, its Attorney in Fact

By: Kerri Ryan (Name)

Its: Kerri Ryan (Title)

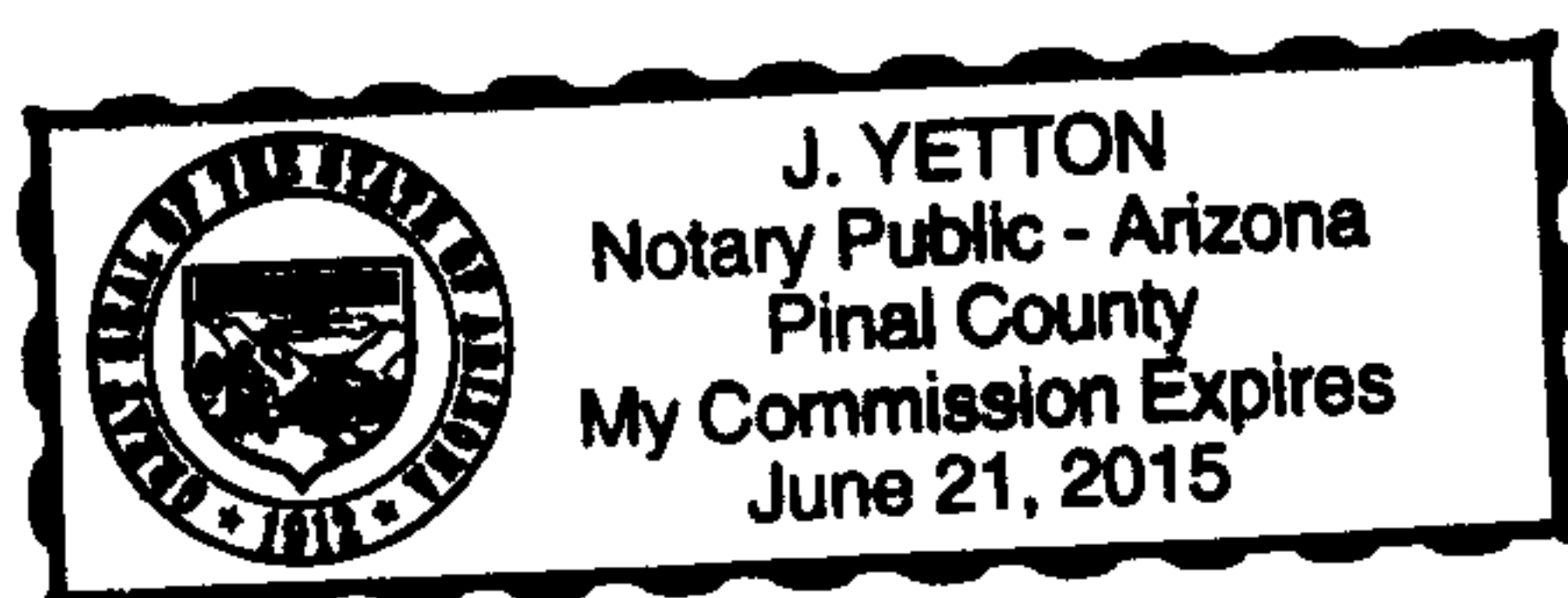
For Assistant Vice President

Attorney in Fact

State of Arizona
County of Maricopa

I, J. Yetton, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that, Kerri Ryan of Assistant Vice President, whose name as Attorney-in-Fact for BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, is signed to the foregoing conveyance, and who is known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she, in his/her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 6 day of December, 2011.



J. Yetton
Notary Public J. Yetton
My Commission Expires: June 21, 2015
[Seal]

Reference:
9060 Eagle Valley Lane
Birmingham, AL, 35252
Servicer Loan #:

Property Address: 9060 Eagle Valley Lane, Birmingham, AL 35252