



20120403000113770 1/4 \$23.00
Shelby Cnty Judge of Probate, AL
04/03/2012 12:32:34 PM FILED/CERT

SPECIAL WARRANTY DEED

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: \$275,000.00

SOURCE OF TITLE:			THIS INSTRUMENT WAS PREPARED BY		
BOOK: _____			Bank of America, N.A. successor		
PAGE: _____			by merger to BAC Home Loans		
2011005000295060			Servicing, LP, f/k/a Countrywide		
			Home Loans Servicing, LP		
			7100 E. Pleasant Valley Road		
			Suite 100		
			Independence, OH 44131		
			216-520-0050		
126120AL					
ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:		MAP-PARCEL NUMBERS
Earnest V. Acoff, Jr. and Maria S. Ouckama			Earnest V ACOFF, JR		03 9 30 0 002 001.203
(NAME)			(NAME)		
3004 Brook Highland Drive			3004 Brook Highland Drive		
(ADDRESS)			(ADDRESS)		
			Birmingham, AL 35242		
Birmingham	AL	35242			
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)

For and in consideration of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by the grantor, **Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP**, said grantor does hereby grant, bargain, sell, and convey unto **Earnest V. Acoff, Jr. and Maria S. Ouckama**, and their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Shelby** county, state of Alabama, described as follows to-wit.

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations; 7) Mineral reservations of record, if any.

unimproved ☐

This is ☒ property, known as 3004 Brook Highland Drive Birmingham 35242
improved
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Earnest V. Acoff, Jr. and Maria S. Ouckama**, and their assigns, forever.

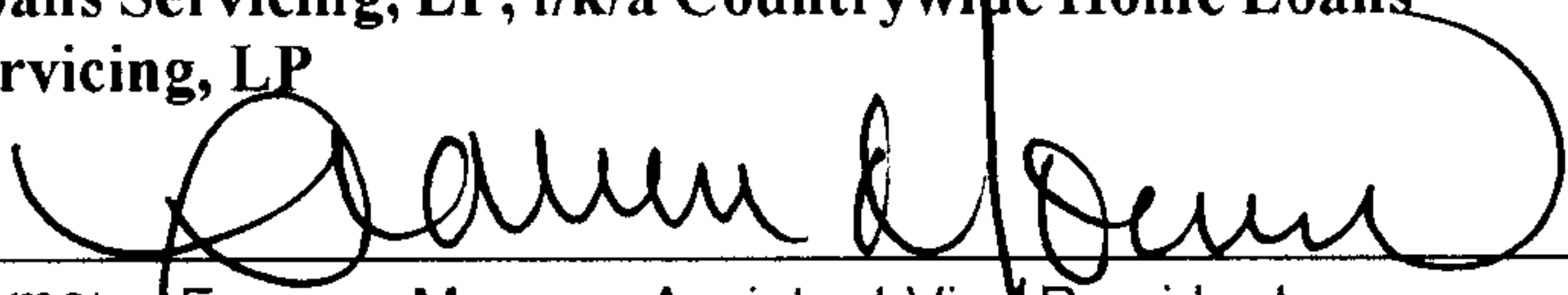
Said **Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.



20120403000113770 2/4 \$23.00
Shelby Cnty Judge of Probate, AL
04/03/2012 12:32:34 PM FILED/CERT

IN WITNESS WHEREOF, the said **Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP**, has executed this deed this 18 day of January, 2012.

Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP


Name: Frances Moreno, Assistant Vice President

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared _____, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the _____ of said **Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP**, the within named bargainer, and that he/she being authorized so to do, executed the foregoing instrument for the purposed therein.

Witness my hand and Notarial Seal this _____ day of _____, 20____.

Notary Public

My Commission expires: _____

RETURN TO:

Resource Title Gulf States-Alabama, LLC
7100 E Pleasant Valley Rd #100
Independence, OH 44131

126120AL

Property: 3004 Brook Highland Drive,
Birmingham, AL 35242

See attached

**Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road
Suite 100 / 2620 AC
Independence, Ohio 44131**

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Ventura



20120403000113770 3/4 \$23.00
Shelby Cnty Judge of Probate, AL
04/03/2012 12:32:34 PM FILED/CERT

On January 18, 2012 before me, Eleanor Rosa, Notary Public,
(Here insert name and title of the officer)

personally appeared Frances Moreno

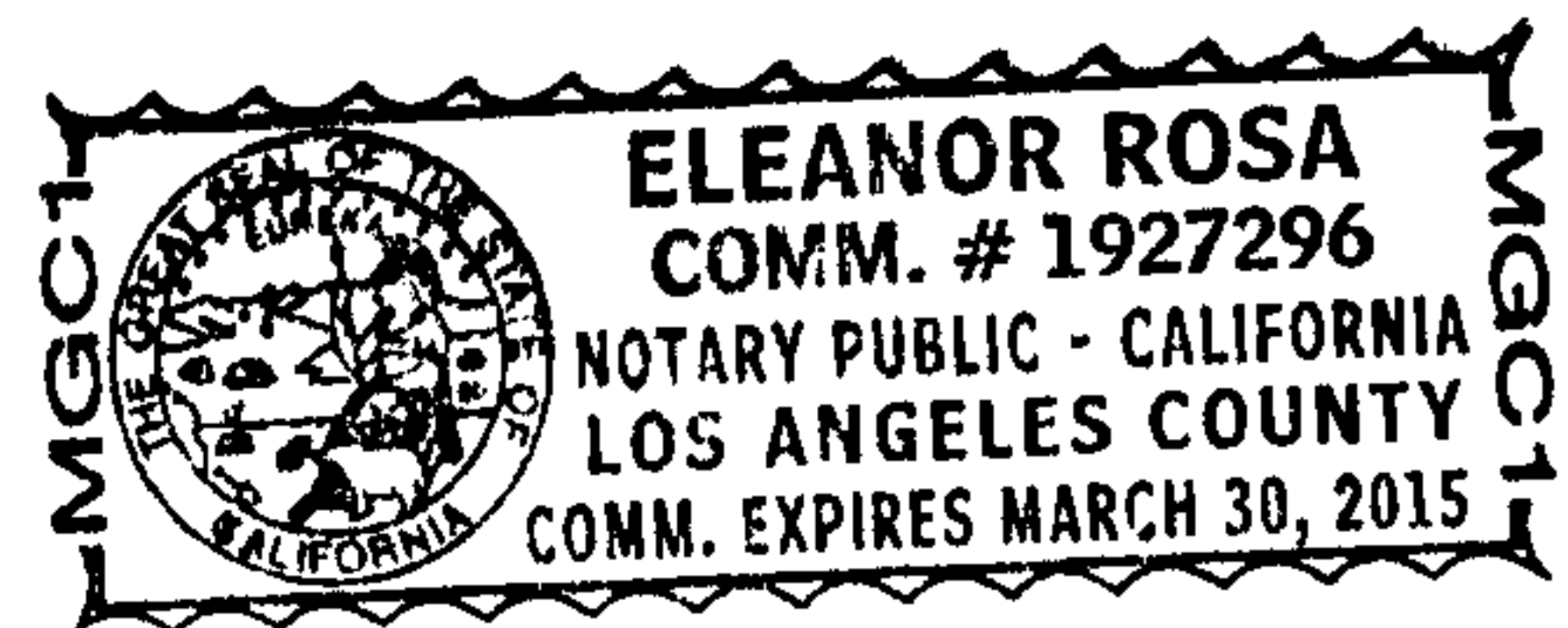
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature~~(s)~~ 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

(Notary Seal)



ADDITIONAL OPTIONAL 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

DESCRIPTION OF THE ATTACHED DOCUMENT

Special Warranty Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 3 Document Date 01/18/2012

(Additional information)

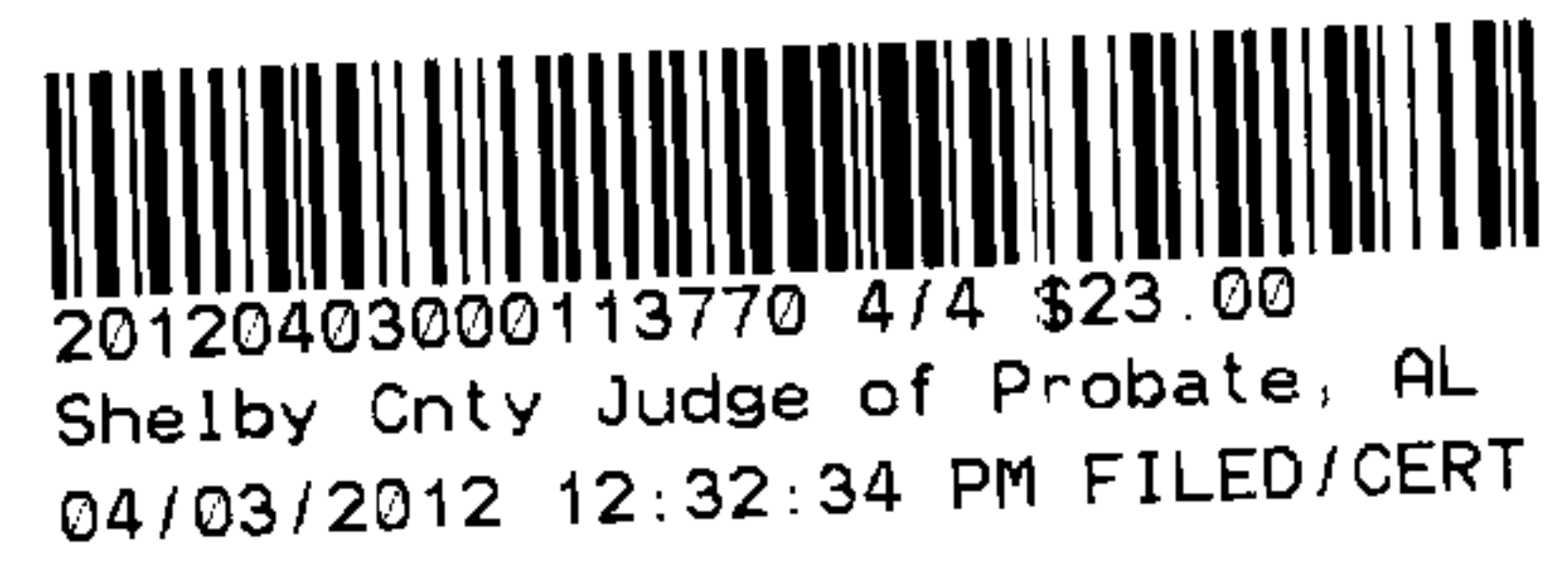
CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

EXHIBIT "A"



Situated in the County of Shelby, State of Alabama, to-wit:

Lot 1410, According to the survey of Brook Highland, 14th Sector, an Eddleman Community, as recorded in Map Book 23, Page 2 A & B, in the Probate Office of Shelby County, Alabama.

Being the same property conveyed to Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP, by Auctioneer's Deed, from Marcus Clark, as Attorney in Fact and Auctioneer, dated September 19, 2011 and recorded October 5, 2011, in Instrument No. 20111005000295060, said Probate Court, Shelby County, Alabama.