

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

FHA CASE NO.: 011-5405046-748

KNOW ALL MEN BY THESE PRESENTS that for One and No/100 (\$1.00) Dollar and other good and valuable consideration in hand paid to BAC Home Loans Servicing, LP, the grantor, as party of the first part, by The Secretary of Housing and Urban Development of Washington, D.C., as party of the second part, the receipt of which is hereby acknowledged, the party of the first part does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said party of the second part, its successors and assigns, subject to the provisions hereinafter contained, the following described real property situated in Shelby County, Alabama:

A Parcel of land occupied by Unit "C", Building 10, Phase 2 of Chandalar South Townhomes, as recorded in Map Book 7, Page 166 in the Probate Office of Shelby County, Alabama, located in the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said 1/4 - 1/4 Section; thence in a Northerly direction along the East line of said 1/4 - 1/4 Section a distance of 840.76 feet; thence 90 degrees left in a Westerly direction a direction of 110.00 feet to a point on the East right of way of Chandalar Court; thence 90 degrees right in an Northerly direction along said right of way a distance of 41.1 feet; thence 90 degrees right in an Easterly direction a distance of 33.4 feet to the Point of Beginning, said point being further identified as the Southwest corner of said Unit "C" thence 00 degrees 59 minutes 27 seconds left in an Easterly direction along the centerline of party wall and wood fence common to Units "C" and "D" a distance of 52.5 feet; thence 90 degrees left in a Northerly direction along the East side of a wood fence common to Units "A", "B", "C", and "D" a distance of 10.7 feet to the Southwest edge of storage building; thence 90 degrees right in an Easterly direction along the South side of said storage building a distance of 4.2 feet, thence 90 degrees left in a Northerly direction along the East side of said storage building a distance of 6.4 feet; thence 90 degrees left in a Westerly direction along the North side of said storage building a distance of 4.2 feet to a point on the wood fence common to Units "A", "B", "C" and "D"; thence 90 degrees right in a Northerly direction along the East side of said wood fence a distance of 2.1 feet to the centerline of a wood fence common to Units "B" and "C"; thence 90 degrees left in a Westerly direction along the centerline of the wood fence and party wall common to Units "B" and "C" and another wood fence common to Units "B" and "C", a distance of 68.0 feet to a point on the outer face of a wood fence extending across the fronts of Units "A", "B", "C", and "D"; thence 90 degrees left in a Southerly direction along the outer face of said wood fence across the fronts of Unit "C" a distance of 19.2 feet to the centerline of a wood fence common to Units "C" and "D"; thence 90 degrees left in an Easterly direction along the centerline of said wood fence a distance of 15.5 feet to the Point of Beginning; being situated in Shelby County, Alabama.

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns, forever.

This deed shall be EFFECTIVE the 14th day of March, 2012, ~~2010~~.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its undersigned officers, thereunto duly authorized, this the 8 day of April, 2010.

BAC Home Loans Servicing, LP

AFFIX CORPORATE SEAL

BY:

Its: Michele Holtz - Assist. Vice President

ATTEST:

Its: Robert Rybarczyk - Assist. Vice President

ACKNOWLEDGMENT

State of New York
Erie

County of _____

On April 8, 2010 before me, Holly M Jarmusz personally appeared Michele Holtz, who provided 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

Grantee's Address:


**Secretary of Housing & Urban
Development
600 Beacon Parkway West
Beacon Ridge Tower Suite 300
Birmingham, AL 35209**

**HOLLY M JARMUSZ
Notary Public - State of New York
No. 01JA4957361
Qualified in Erie County
My Commission Expires Oct. 16, 2013**



This instrument prepared by:

Beth McFadden Rouse
McFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
2474-9044


20120404000114630 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
04/04/2012 09:32:47 AM FILED/CERT