

THE STATE OF ALABAMA  
COUNTY OF SHELBY

Mark D. Maxwell  
09-009350  
10231 North Main Street  
Wilsonville, AL 35186

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) cash in hand paid by the SECRETARY OF HOUSING AND URBAN DEVELOPMENT to BANK OF AMERICA, N.A., as successor by merger to BAC HOME LOANS SERVICING L.P., fka Countrywide Home Loans Servicing, LP (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying and being situated in Shelby County, Alabama, to-wit:

Part of the NE 1/4 of NE 1/4, Section 1, Township 21 South, Range 1 East, described as follows: Commence at NE corner and run West along North line 498 feet; thence South 2 degrees 30 minutes East 221 feet for point of beginning; thence North 87 degrees 30 minutes East 391.8 feet to Wilsonville-Westover Road; thence South 14 degrees 10 minutes East along said road 235 feet; thence South 87 degrees 30 minutes West to a point which is South 2 degrees 30 minutes East of point of beginning; thence North 2 degrees 30 minutes West to point of beginning. Excepting highway right of way.


Also, commence at NW corner of NE 1/4 of NE 1/4, Section 1, Township 21 South, Range 1 East, and run Easterly along North line a distance of 934 feet to NE corner of Sam Kelley's lot, to point of beginning; thence continue Easterly 173.6 feet; thence turn angle to right and run 105 feet; thence turn angle to left and run 210 feet; thence turn angle to right and run 124 feet; thence turn angle to right and run 383.6 feet; thence turn angle to right and run 229 feet to point of beginning. Excepting right of way and excepting that portion of said lot lying East of the Wilsonville-Westover Highway right of way.

Less and Except that portion conveyed to Peggie T. Bartlett, by deed recorded in Instrument #20030630000408180, in Probate Office.

TO HAVE AND TO HOLD, to the said Grantee, its successors 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 instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

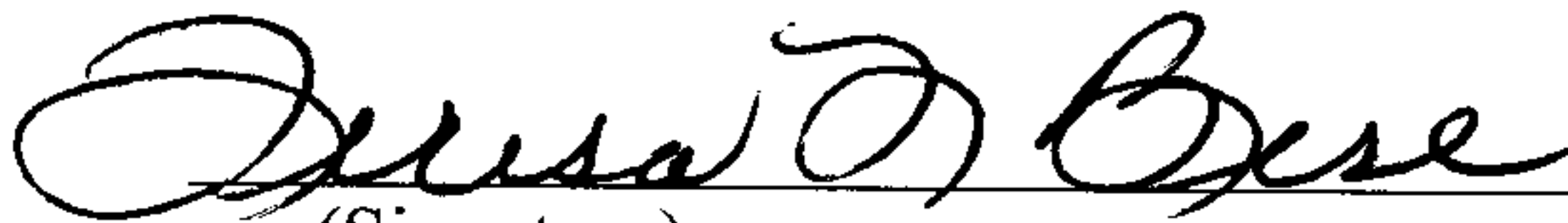
  
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Shelby Cnty Judge of Probate, AL  
05/30/2012 03:56:05 PM FILED/CERT

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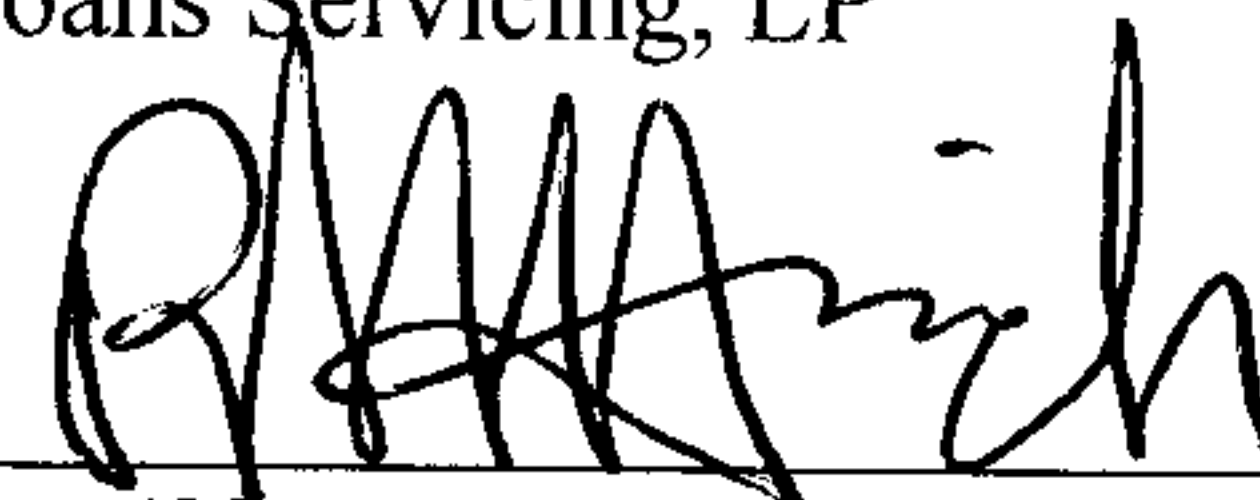
IN WITNESS WHEREOF, the said BANK OF AMERICA, N.A., as successor by merger to BAC HOME  
LOANS SERVICING L.P., fka Countrywide Home Loans Servicing, LP by REGINA R. MCANINCH, its  
**ASST. VICE PRESIDENT**, and attested by TERESA L. BESE its **ASST. VICE PRESIDENT**, who is authorized to execute this conveyance,  
has hereto set its signature and seal, this      day of MAR 20 2012.

ATTEST (Corporate Seal)

BANK OF AMERICA, N.A., as successor by merger to  
BAC HOME LOANS SERVICING L.P., fka Countrywide  
Home Loans Servicing, LP

  
(Signature)

By:

  
(Signature)

TERESA L. BESE, ASST. VICE PRESIDENT

REGINA R. MCANINCH, ASST. VICE PRESIDENT

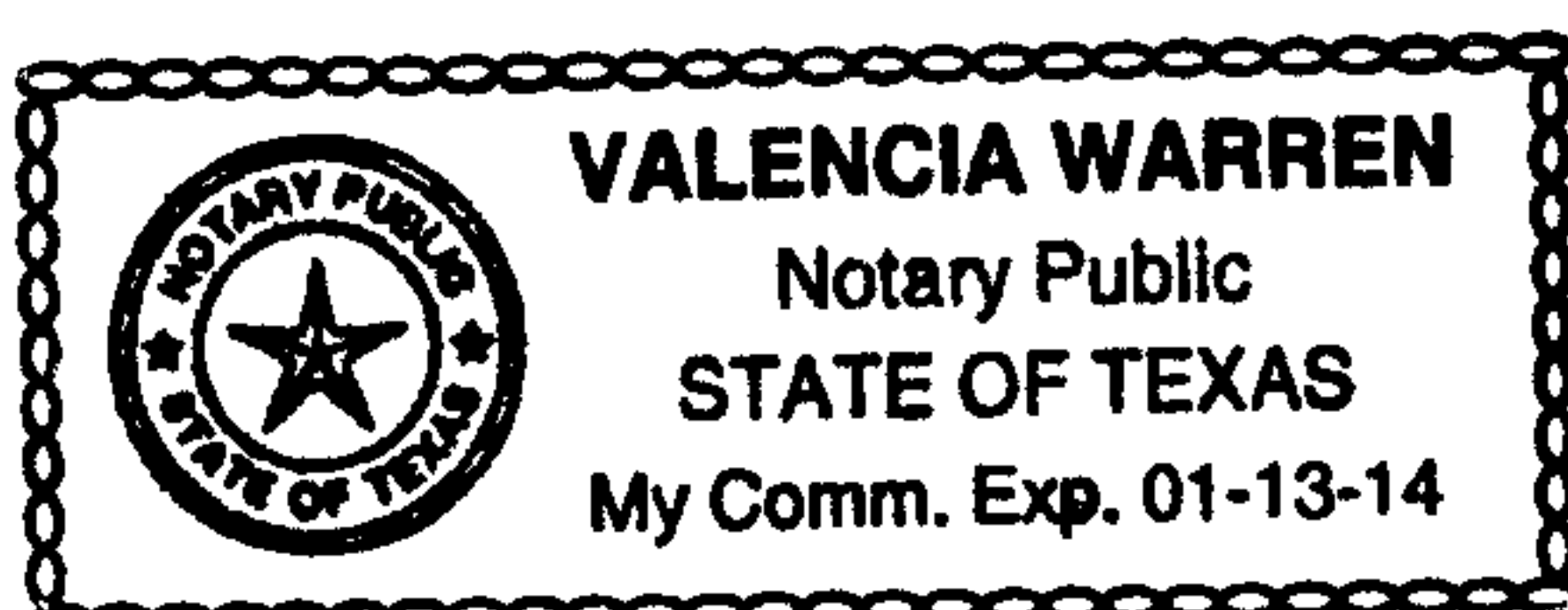
PRINT NAME AND TITLE OF ATTESTING  
OFFICIAL


PRINT NAME AND TITLE OF EXECUTING  
OFFICIAL


STATE OF TEXAS  
COUNTY OF COLLIN

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that  
REGINA R. MCANINCH and TERESA L. BESE, whose names as **ASST. VICE PRESIDENT** and **ASST. VICE PRESIDENT**,  
respectively, of BANK OF AMERICA, N.A., as successor by merger to BAC HOME LOANS SERVICING  
L.P., fka Countrywide 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 said conveyance, they, as  
such officers and with full authority, executed the same voluntarily for and as the act of said association, acting  
in its capacity as aforesaid.

Given under my hand and official seal, this the      day of MAR 20 2012.



  
Notary Public

  
20120530000191540 2/3 \$20.00  
Shelby Cnty Judge of Probate, AL  
05/30/2012 03:56:05 PM FILED/CERT

MY COMMISSION EXPIRES:

1-13-14

GRANTEE'S ADDRESS:

Department of Housing and Urban Development  
Michaelson, Connor, and Boul  
4400 Will Rogers Parkway,  
Suite 300  
Oklahoma City, OK 73108

This instrument prepared by:

Nina Moulas

SHAPIRO AND INGLE, L.L.C.

10130 Perimeter Parkway, Suite 400

Charlotte, NC 28216



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