


INVESTOR NUMBER: 22-22-6-0592440


20120627000226300 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
06/27/2012 10:24:58 AM FILED/CERT

Bank of America, NA CM #: 199453

MORTGAGOR(S): STEPHEN K. WELLS AND DIANE CONNELLY

THIS INSTRUMENT PREPARED BY:

Andy Saag
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Bank of America, NA**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Veterans Affairs, an Officer of the United States of America, his/her successors and/or assigns, as their interest may appear**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 59, according to The Village at Highland Lakes, Regent Park Neighborhood, Phase Four, an Eddleman Community, as recorded in Map Book 40, Page 114, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

199453 *SWD* *Y



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IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it. Executed on this _____ day of **JUN 22 2012**.

Bank of America, NA

By: *MK Chavarria*

Its: MARY KAY CHAVARRIA, ASST. VICE PRESIDENT

STATE OF **Texas**)
Collin

COUNTY OF _____)

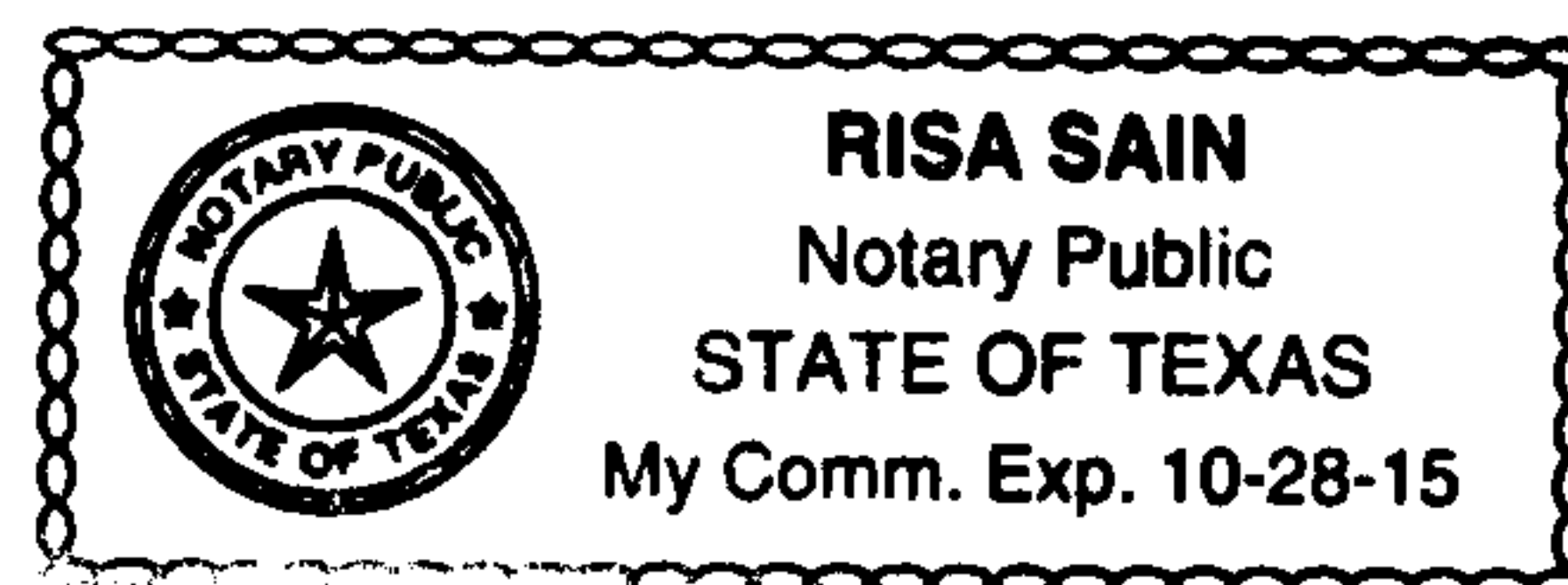
I, **RISA SAIN**, a Notary Public in and for said County in said State, hereby certify that MARY KAY CHAVARRIA, whose name as **ASST. VICE PRESIDENT** of Bank of America, NA, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such **ASST. VICE PRESIDENT**, and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand this the _____ day of **JUN 22 2012**, 2012.

Risa Sain
Notary Public **RISA SAIN**

My Commission Expires: 10/28/2015

Grantee's Address:
Secretary of Veterans Affairs
c/o Bank of America
ATTN: VA REO
2375 N Glenville Drive
MS RGV-B-85
Richardson, TX 75082



199453 *SWD* *Y