



20120824000318040 1/2 \$34.00  
Shelby Cnty Judge of Probate, AL  
08/24/2012 11:09:23 AM FILED/CERT

Shelby County, AL 08/24/2012  
State of Alabama  
Deed Tax: \$19.00

This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:

Jeffery Hopkins  
Stacy Hopkins  
*373 Mimosa Road*  
*Leeds, AL 35094*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-two thousand nine hundred thirty-eight and 00/100 Dollars (\$92,938.00) to the undersigned, Bank of America, N.A., successor by merger to BAC Home Loans Servicing, L.P., a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Jeffery Hopkins, and Stacy Hopkins, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the Northwest quarter of the Southwest quarter of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama, more particularly described in Deed Book 312, Page 491, as follows:

From the SE corner of the NW 1/4 of the SW 1/4 of Section 33, Township 17 South, Range 1 East, go 358 degrees 26 minutes 01 seconds along the 1/4-1/4 line 219.31 feet for the point of beginning; thence continue on same line 583.80 feet to the South right of way of the Central of Georgia Railroad; thence 226 degrees 11 minutes 02 seconds along said right of way 279.24 feet; thence 178 degrees 26 minutes 01 seconds 566.67 feet; thence 128 degrees 19 minutes 17 seconds 72.26 feet; thence 89 degrees 15 minutes 15 seconds, 22.24 feet; thence 29 degrees 08 minutes 48 seconds; 252.85 feet to the point of beginning.

Less and except the road right of way, and lying in the NW 1/4 of the SW 1/4 of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama.

Also: The following is a description of an easement for driveway and utility service purposes:

A part of the NE 1/4 of the SW 1/4 of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the said 1/4-1/4 boundary 219.31 feet to a railroad spike in the center line of Shelby County Highway 101 and the point of beginning; thence continue along and with the West 1/4-1/4 boundary 132 feet to the Easterly edge of the asphalt driveway; thence Southeasterly 74.4 feet to a point on the centerline of Shelby County Highway 101 which is 100 feet Northeasterly of the point of beginning; thence Southwesterly along said highway center line 100 feet to the point of beginning.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Easements, restrictions and reservations of record.
4. Road right-of-way, and lying in the NW 1/4 of SW 1/4 of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama.

\$ 74,350.40 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 26 day of June, 2012.

BAC Home Loans Servicing, L.P.  
By Bank of America, N.A., successor by merger to BAC Home Loans  
Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as Attorney in  
Fact

By: 

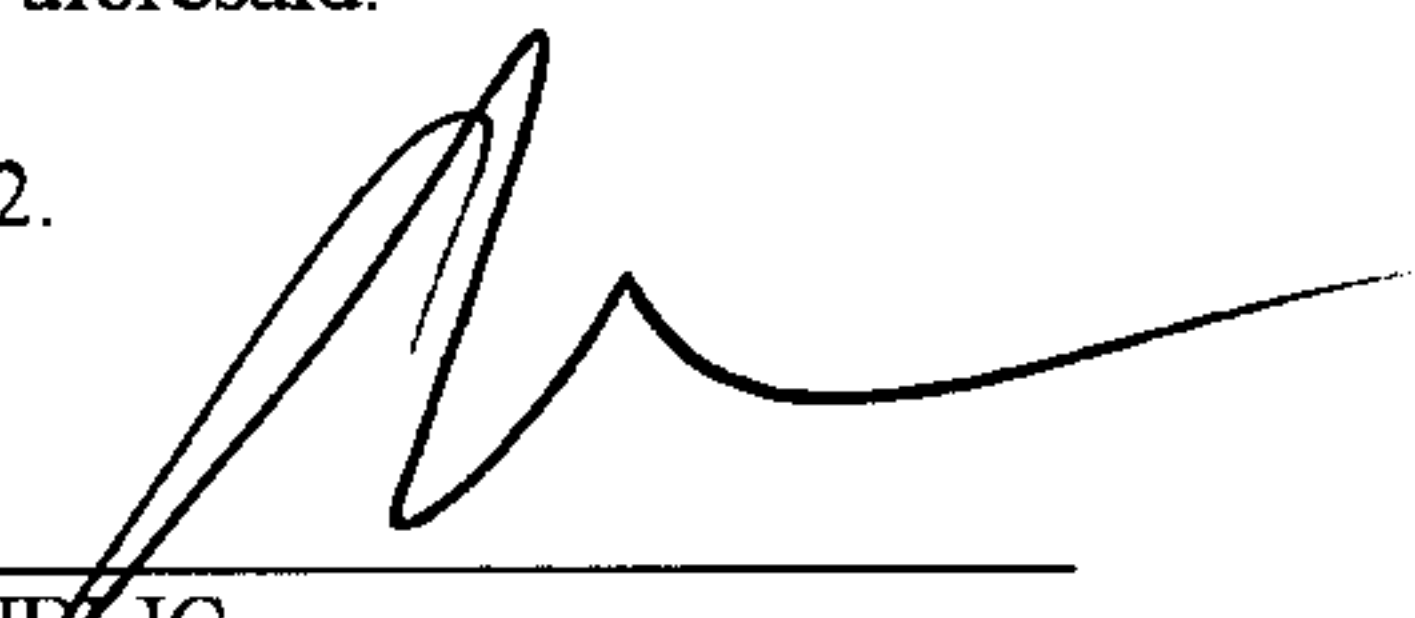
Its Amy Bell, AVP

STATE OF Texas

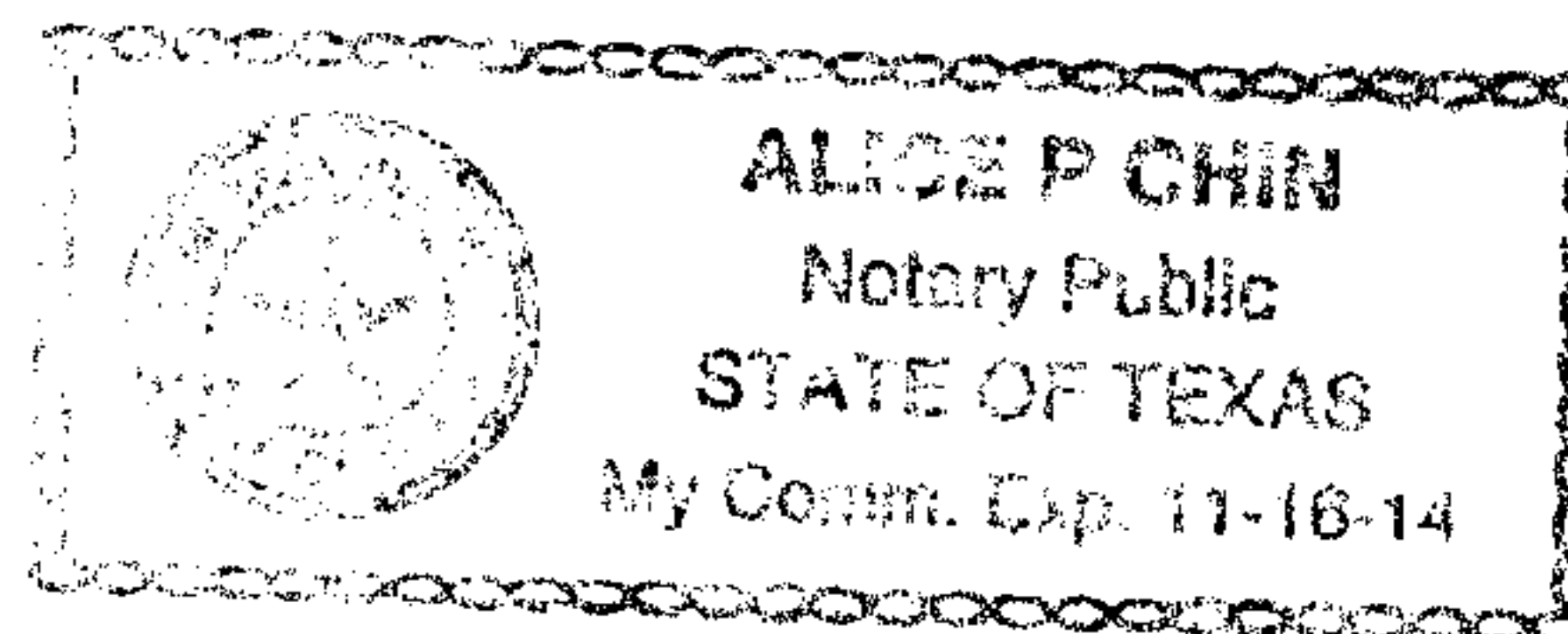
COUNTY OF Collin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amy Bell,  
whose name as AVP of Bank of America, N.A., successor by merger to BAC Home Loans  
Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as Attorney in Fact for BAC Home Loans Servicing, L.P., a  
corporation, 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 officer and with full authority, executed the same voluntarily for and  
as the act of said Corporation, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 26 day of June, 2012.

  
NOTARY PUBLIC  
My Commission expires: 11/16/14  
AFFIX SEAL

2012-000193



Grantor: Bank of America, N. A.  
2375 N. Glenville Dr.  
Richardson, TX 75082

Grantee: Jeffery & Stacy Hopkins  
373 Mimosa Road  
Leeds, AL 35094

Property Address: 373 Mimosa Rd., Leeds, AL 35094

Date of Sale: August 15, 2012

Total Purchase Price: \$92,938.00

The purchase price or actual value claimed on this form can be  
verified in the following documentary evidence:

Closing Statement and/or Sales Contract



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