

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

Send Tax Notice to:
Leslie J. Stacey

103 East 3rd Street
Sylacauga, AL 35150

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety thousand and 00/100 Dollars (\$90,000.00) to the undersigned, Bank of America, N.A., a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Leslie J. Stacey, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Survey of Apache Ridge Sector 5, as recorded in Map Book 17, Page 62, in the Probate Office of Shelby County, Alabama.

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 Grantee herein assume and agree to pay.
3. Mineral and mining rights excepted.
4. Restriction appearing of record in Instrument No. 1993-18462 and as shown on recorded map.
5. Easement to Plantation Pipeline as recorded in Deed Book 112, Page 205.
6. Right of Way to Shelby County in Deed Book 256, Page 868; Deed Book 271, Page 720 and Deed Book 271, Page 734.
7. A 30 Foot building line along Sundance Drive; a 15 foot easement along West lot line; a 10 foot easement along South lot line; and a 7.5 foot easement along North lot line; as shown on recorded map.
8. Restrictions as shown on recorded plat.
9. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20120518000177970, in the Probate Office of Shelby County, Alabama.


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.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this deed.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

2012-001537 *SWD:

Shelby County, AL 09/04/2012
State of Alabama
Deed Tax: \$90.00


20120904000333850 1/3 \$108.00
Shelby Cnty Judge of Probate, AL
09/04/2012 03:08:28 PM FILED/CERT

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

Bank of America, N.A.

By: _____

Its _____

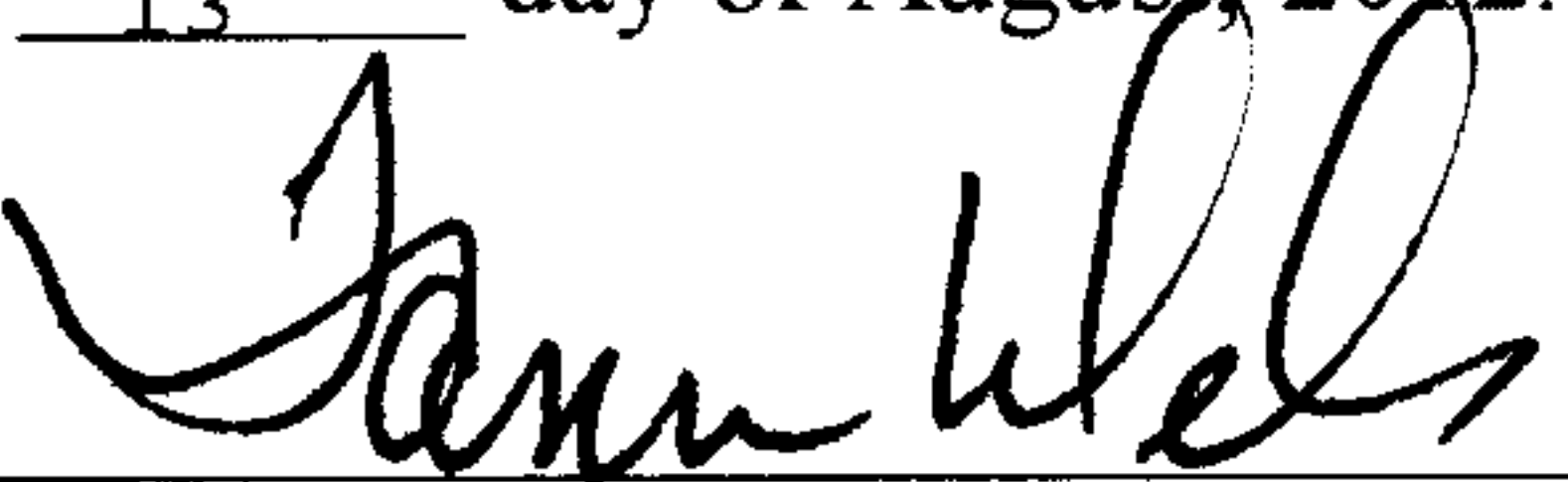
ROSEANNE SILVESTRO, AVP

STATE OF ARIZONA
MARICOPA

COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
ROSEANNE SILVESTRO, _____, whose name as AVP of Bank of
America, N.A., 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.

Given under my hand and official seal, this the 13 day of August, 2012.



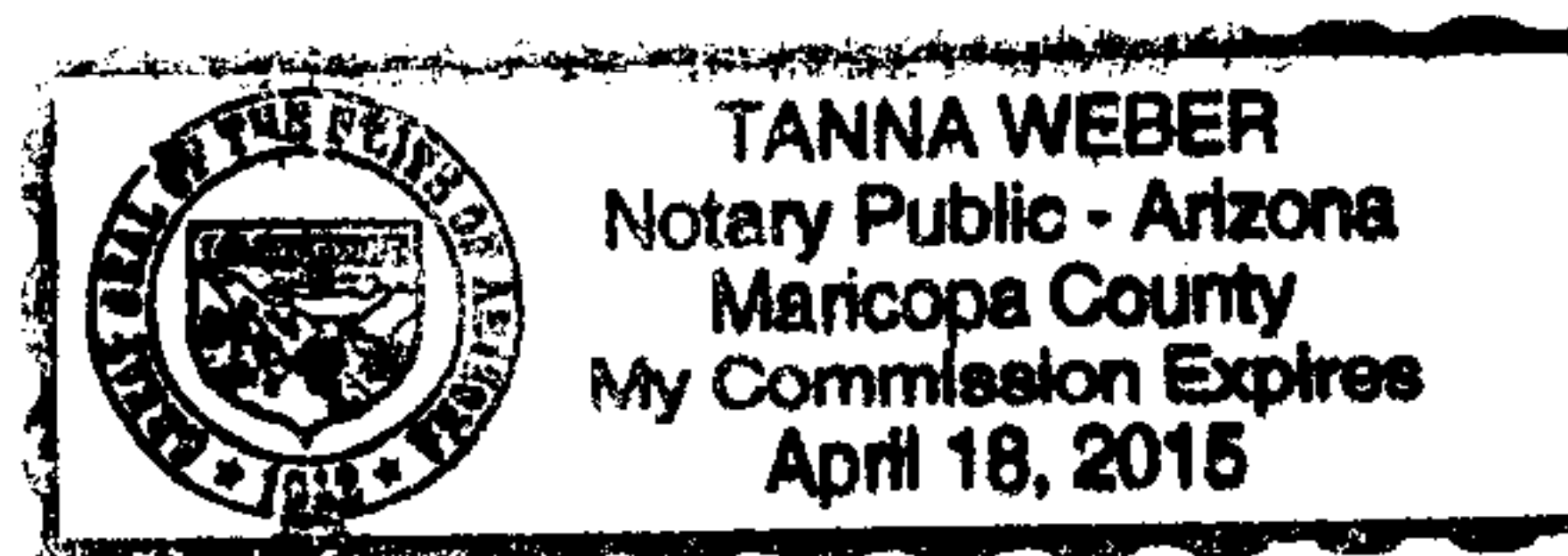
NOTARY PUBLIC


TANNA WEBER

My Commission expires: APRIL 18, 2015

AFFIX SEAL

2012-001537




20120904000333850 2/3 \$108.00
Shelby Cnty Judge of Probate, AL
09/04/2012 03:08:28 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Bank of America, N.A.
Mailing Address 2375 N Glenville Drive Richardson
TX 75082

Grantee's Name Leslie J. Stacey
Mailing Address 103 E 3rd St
Sylacauga AL 35150

Property Address 145 Sundance Dr
Alabaster, AL 35007

Date of Sale 8/29/2012
Total Purchase Price \$90,000.00

or
Actual Value \$

or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

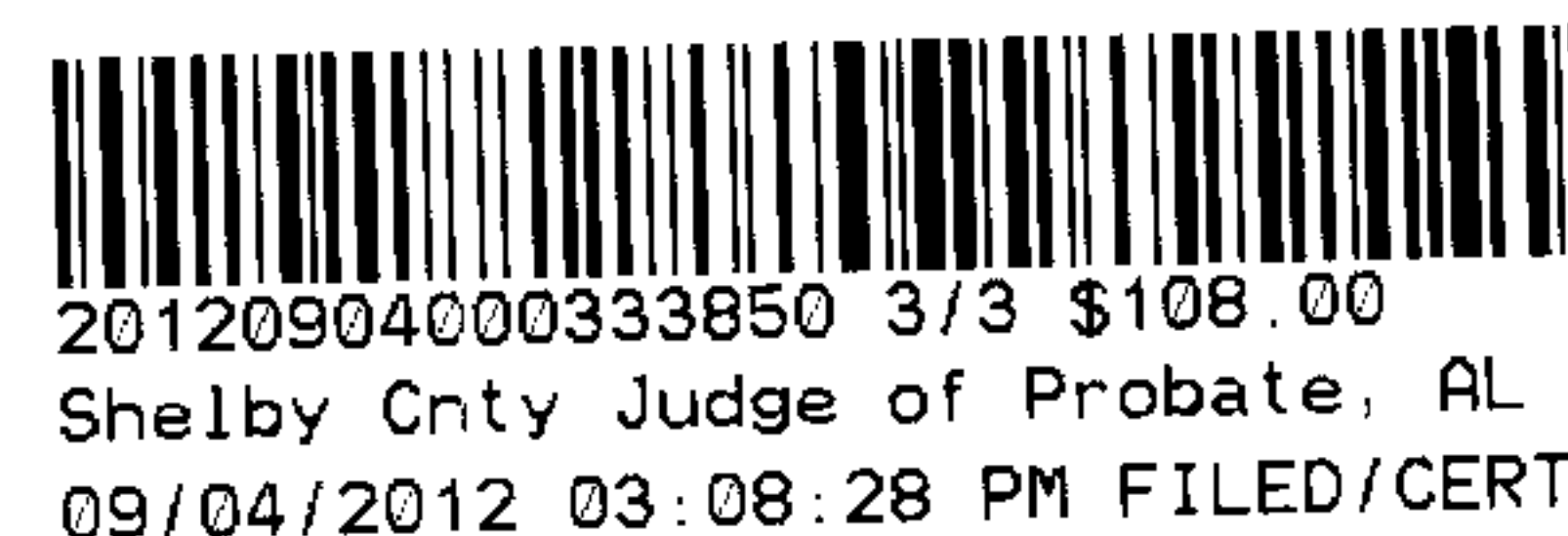
Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.



Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8/29/2012

☐ Unattested

(verified by)

Print Leslie J. Stacey

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

[Signature]

MY COMMISSION EXPIRES MAY 8, 2016