

20120914000350200 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
09/14/2012 12:14:56 PM FILED/CERT

This Instrument Prepared By:
Paul Kemp
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209

Send Property Tax Notice to:

108 Wild Timber Pkwy
Pelham AL
35124

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Forty One Thousand and 00/100 Dollars (\$241,000.00) cash in hand paid to

HSBC Bank USA, National Association, as Trustee for the Holders of the GSAA Home Equity Trust 2005-15

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Charles Webb and Sheila Webb

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Lot 139A, according to a resurvey of Lot 139, Wild Timber Phase I, as recorded in Map Book 34, Page 132, in the Probate Office of Shelby County, Alabama.

Source of Title: 20120529000188600

The subject property is or X is not the homestead of the grantor(s).

TO HAVE AND TO HOLD unto the said Grantee, its successor 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 conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in 201205290000188600.

221000.00 of the consideration was paid from the proceeds of a first mortgage and ~~for a second mortgage filed simultaneously~~ herewith.

Shelby County, AL 09/14/2012
State of Alabama
Deed Tax: \$20.00

Property Address: 108 Wild Timber Parkway, Pelham, AL 35124
AL_SpecialWarrantyDeed.rdw

20120914000350200 2/3 \$38.00
Shelby Cnty Judge of Probate, AL
09/14/2012 12:14:56 PM FILED/CERT

IN WITNESS WHEREOF, HSBC Bank USA, National Association, as Trustee for the Holders of the GSAA Home Equity Trust 2005-15

, has caused these present to be executed in its name and on its behalf as aforesaid, on this 10 day of August, 2012.

HSBC Bank USA, National Association, as
Trustee for the Holders of the GSAA Home
Equity Trust 2005-15

BV:

Bank of America, N.A., Successor by Merger
to BAC Home Loans Servicing, LP. as
Attorney in Fact

Shanda Kreuzer, AUP

State of AZ
County of Maricopa

I, Todd Gabert, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that, Shanda Kreuzer of Shanda Kreuzer, AUP, whose name as Attorney-in-Fact for HSBC Bank USA, National Association, as Trustee for the Holders of the GSAA Home Equity Trust 2005-15, is signed to the foregoing conveyance, and who is known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she, in his/her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 10 day of August, 2012.

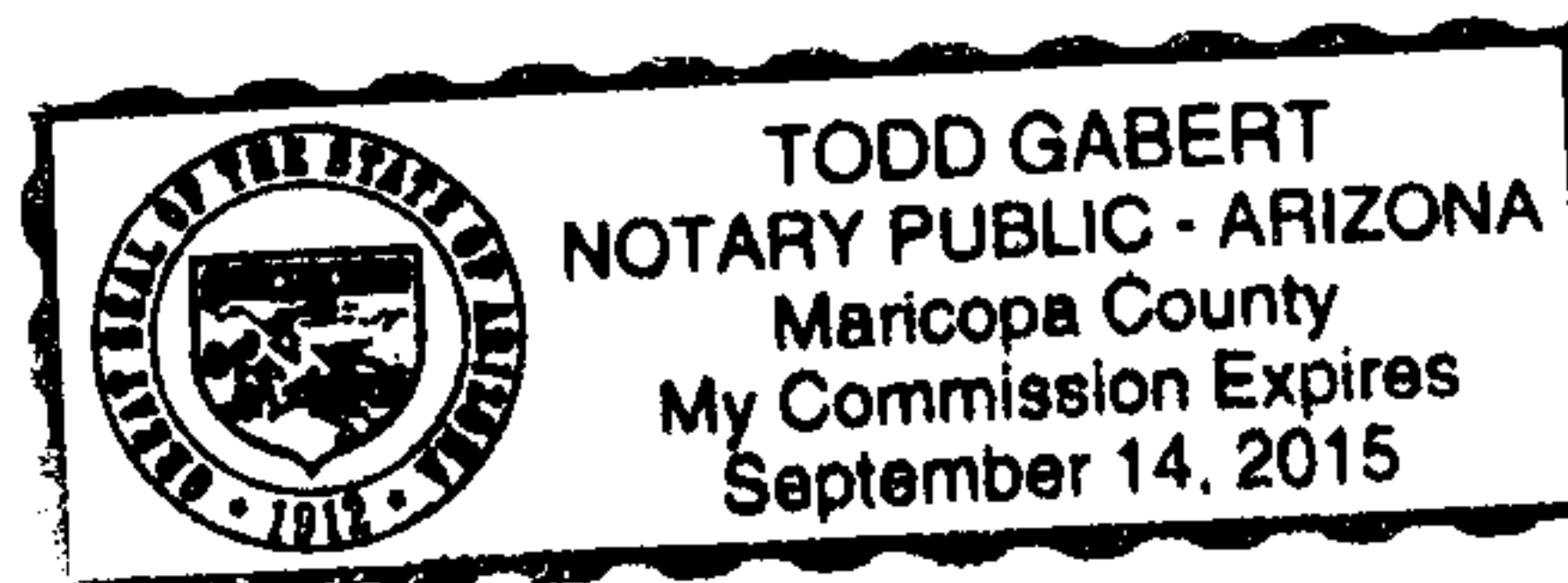
Notary Public

My Commission Expires: 9/14/15

[Seal]

Reference:

108 Wild Timber Parkway
Pelham, AL, 35124
Servicer Loan #: 114951105



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
Mailing Address 2375 N Glenville Dr
Richardson TX
75082

Grantee's Name Charles L Webb
Mailing Address Sheila L Webb
1405 Belmont Lane
Helena AL 35080

Property Address 108 Wild Timber
Parkway
Delham AL
35124

Date of Sale 8-31-12
Total Purchase Price \$ 241,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20120914000350200 3/3 \$38.00
Shelby Cnty Judge of Probate, AL
09/14/2012 12:14:56 PM FILED/CERT

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 8-31-12

Print Dawn Collier

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one