

INVESTOR NUMBER: 222260407144

Bank of America CM #: 189097

MORTGAGOR(S): GARY A. CLOUSE

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

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, N.A. , successor by merger to BA Mortgage, LLC as successor in interest by merger to NationsBanc Mortgage Corporation** , 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 11, Block 3, according to the map and survey of Willow Glen,
Second Sector, as recorded in Map Book 8, Page 102, in the
Probate Office of Shelby County, Alabama; being situated in
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.

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 24th day of September, 2012.

**BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BA MORTGAGE, LLC AS
SUCCESSOR IN INTEREST BY MERGER TO
NATIONSBANC MORTGAGE
CORPORATION**

By: Marc Matsey 9/24/12
Marc Raymond Matsey
Its: Assistant Vice President

STATE OF Pennsylvania)
COUNTY OF Allegheny)

I, Gretchen Marie Martin, a Notary Public in and for said County in said State, hereby certify that Marc Raymond Matsey, whose name as Assistant Vice President of Bank of America, N.A., 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 Assistant Vice President and with full authority, executed the same voluntarily for and as the act of said National Association.


Given under my hand this the 24th day of September, 2012.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Gretchen Marie Martin, Notary Public
Kennedy Township, Allegheny County
My Commission Expires January 11, 2014

Gretchen Marie Martin
Notary Public

My Commission Expires: 1-11-14

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


20121008000384290 2/3 \$20.00
Shelby Cnty Judge of Probate, AL
10/08/2012 10:59:28 AM FILED/CERT

189097 *SWD* *Y

Real Estate Sales Validation Form

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

Grantor's Name	<u>Bank of America, N.A.,</u> <u>successor by merger to BA</u> <u>Mortgage, LLC as successor in</u> <u>interest by merger to</u> <u>NationsBanc Mortgage</u> <u>Corporation</u> <u>c/o Bank of America</u>	Grantee's Name	<u>Secretary of Veterans Affairs</u>
Mailing Address	<u>7105 Corporate Drive, Mail Stop</u> <u>PTX-C-35</u> <u>Plano, TX 75024</u>	Mailing Address	<u>4100 International Pkwy</u> <u>Suite 1000</u> <u>Carrollton, TX 75007</u>
Property Address	<u>325 Willow Glen Court</u> <u>Montevallo, AL 35115</u>	Date of Sale	
		Total Purchase Price	<u>\$41,861.75</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 ☐ Appraisal
☐ Sales Contract ☒ Other Foreclosure Deed
☐ Closing Statement

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 10/4/2012

Print Derick Hunt, title specialist

☐ Unattested
☐ (verified by)

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



20121008000384290 3/3 \$20.00
Shelby Cnty Judge of Probate, AL
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Form RT-1