

VA Form 26-6400-Revised May 1980
Use optional Section 1810, Title 38 U.S.C.

ALABAMA

THE STATE OF ALABAMA)
SHELBY COUNTY.)

KNOW ALL MEN BY THESE PRESENTS:

That **Bank of America, N.A.**, organized and existing under the laws of the State of Alabama, whose principal place of business is located at 5401 N. Beach Street, Ft. Worth, TX 76137, hereinafter called Grantor, for and in consideration of the sum of Eight Six Thousand, Eight Hundred Eight dollars and 05/100 (\$86,808.05) the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto the Secretary of Veterans Affairs, an Officer of the United States of America, formerly known as Administrator of Veterans Affairs, whose address is Department of Veterans Affairs, 345 Perry Hill Road, Montgomery, Alabama 36109, hereinafter called Grantee, and his successors in such office, as such, and his/her or their assigns, the following-described property, situated in the County of **SHELBY**, Alabama, to wit:

***LOT 36, ACCORDING TO THE SURVEY OF KINGWOOD, AS RECORDED IN
MAP BOOK 6, PAGE 40, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.***

PROPERTY ADDRESS: 1448 ALEXANDER COURT, ALABASTER, AL 35007

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and ad valorem taxes not due or payable on the date hereof.

The Grantor also assigns and transfers to the Grantee herein all of said Grantor's claim and notes, and the judgment, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

To Have and To Hold, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantee, and his/her successors in such office, as such, and his/her or their assigns forever, Grantor hereby covenants with the said Grantee and his/her successors in such office, as such, and his/her or their assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrance; that it has a good right to sell and convey the same to the said Grantee herein, and that Grantor will warrant and defend the premises to the said Grantee and his/her successors in such office, as such, and his/her or their assigns forever, against the lawful claims and demands of all persons claiming the same by, through, or under Grantor.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by its Assistant Vice President, and attested by its Assistant Vice President, both thereunto duly authorized, and its corporate seal to be affixed all on this the 20th day of September, 2012.

[CORPORATE SEAL]

Bank of America, N.A.

Arielle Jean Drember 9/20/12 BY: Mark Raymond Mater 9/20/12
(Attesting Official) (Executing Official)
Arielle Jean Drember Mark Raymond Mater
Its Assistant Vice President Its Assistant Vice President

1448 Alexander Court, Alabaster, AL 35007

ACKNOWLEDGMENT

State of Pennsylvania

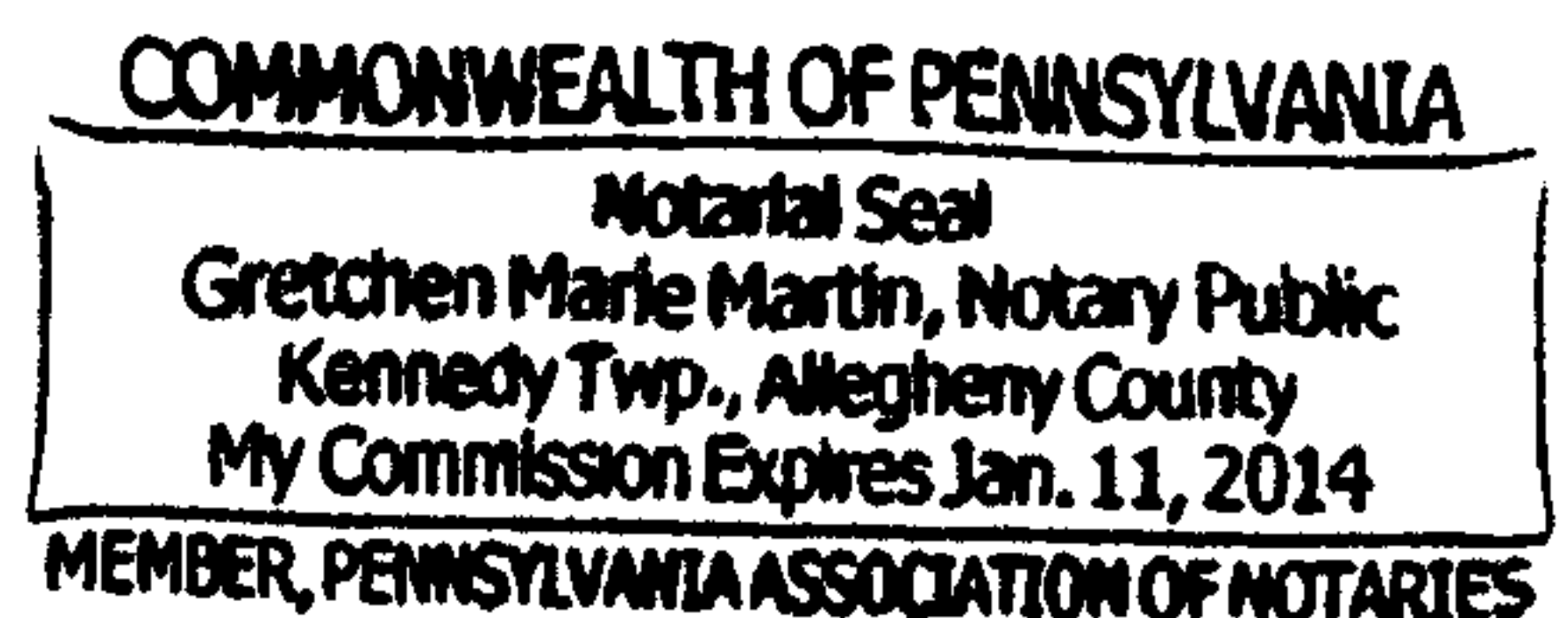
County of Allegheny

On 9/20/12 before me, Gretchen Marie Martin, personally appeared Marc Raymond Matrey, and Arielle Jean Demser who provided to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Pennsylvania that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Gretchen Marie Martin



GRANTEE[S] ADDRESS:
Secretary of Veterans Affairs
Department of Veterans Affairs
345 Perry Hill Road
Montgomery, Alabama 36109

GRANTOR[S] ADDRESS:
Bank of America, N.A.
5401 N. Beach Street
Ft. Worth, TX 76137

This instrument prepared by:

William S. McFadden
McFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
(251) 342-9172
2474-10416



1448 Alexander Court, Alabaster, AL 35007

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 5401 N. Beach Street
Ft. Worth, TX 76137

Grantee's Name Secretary of Veterans Affairs
Mailing Address Department of Veterans Affairs
345 Perry Hill Road
Montgomery, Alabama 36109

Property Address 1448 Alexander Court
Alabaster, Alabama 35007

Date of Sale September 20, 2012
Total Purchase Price \$ 86,808.05

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 ☐ 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 10/12/12

Print William J. McFadden

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20121018000401250 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
10/18/2012 02:00:21 PM FILED/CERT

Print Form

Form RT-1