

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

FHA CASE NO. AL0116089400703

KNOW ALL MEN BY THESE PRESENTS that for ONE HUNDRED SEVENTY NINE DOLLARS, ONE HUNDRED EIGHTEEN DOLLARS AND 38/100 (\$179,118.38) in hand paid to Bank Of America, N.A. as successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP the grantor, as party of the first part, by The Secretary of Housing and Urban Development of Washington, D.C., as party of the second part, the receipt of which is hereby acknowledged, the party of the first part does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said party of the second part, its successors and assigns, subject to the provisions hereinafter contained, the following described real property situated in SHELBY County, Alabama:

LOT 527, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR V, PHASE II, AS RECORDED IN MAP BOOK 30, PAGE 42, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PROPERTY ADDRESS: 455 SAVANNAH COVE, CALERA, AL 35040

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns, forever.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its undersigned officers, thereunto duly authorized, this the 11TH day of SEPTEMBER 2012.

Bank Of America, N.A. as successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP

AFFIX CORPORATE SEAL

BY: Denise L. Stilwell 9/11/12
Denise L. Stilwell

Its: ASSISTANT Vice President

ATTEST: Ashley Marcia Roberts 9-11-12
Ashley Marcia Roberts

Its: Assistant Vice President

20121018000401700 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
10/18/2012 03:26:06 PM FILED/CERT

455 SAVANNAH COVE, CALERA, AL 35040

ACKNOWLEDGEMENT

State of Pennsylvania

County of Allegheny

On September 11, 2012 before me, Tracy Murello, personally appeared Denise L. Stilwell, and Ashley Marie Roberts 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 Tracy Murello

Grantee's Address:

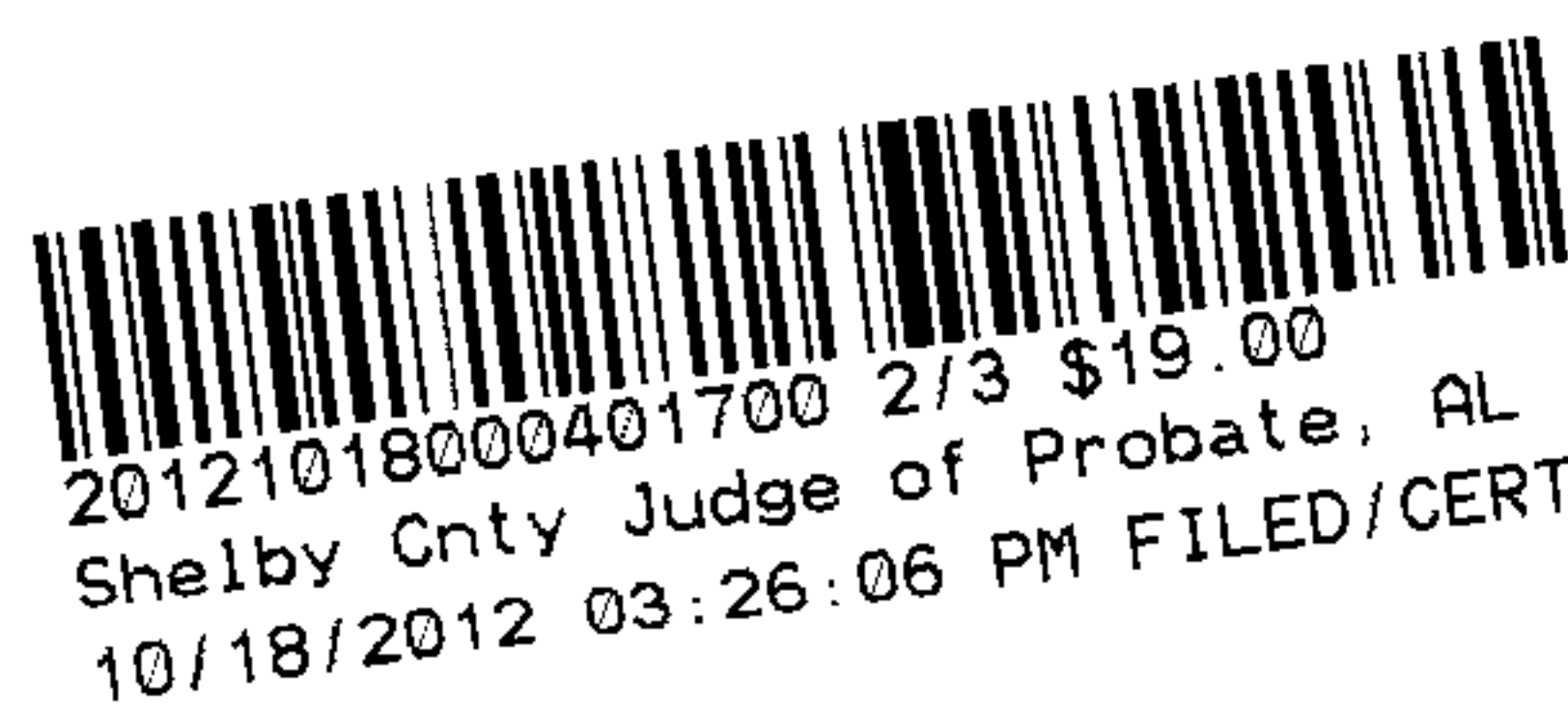
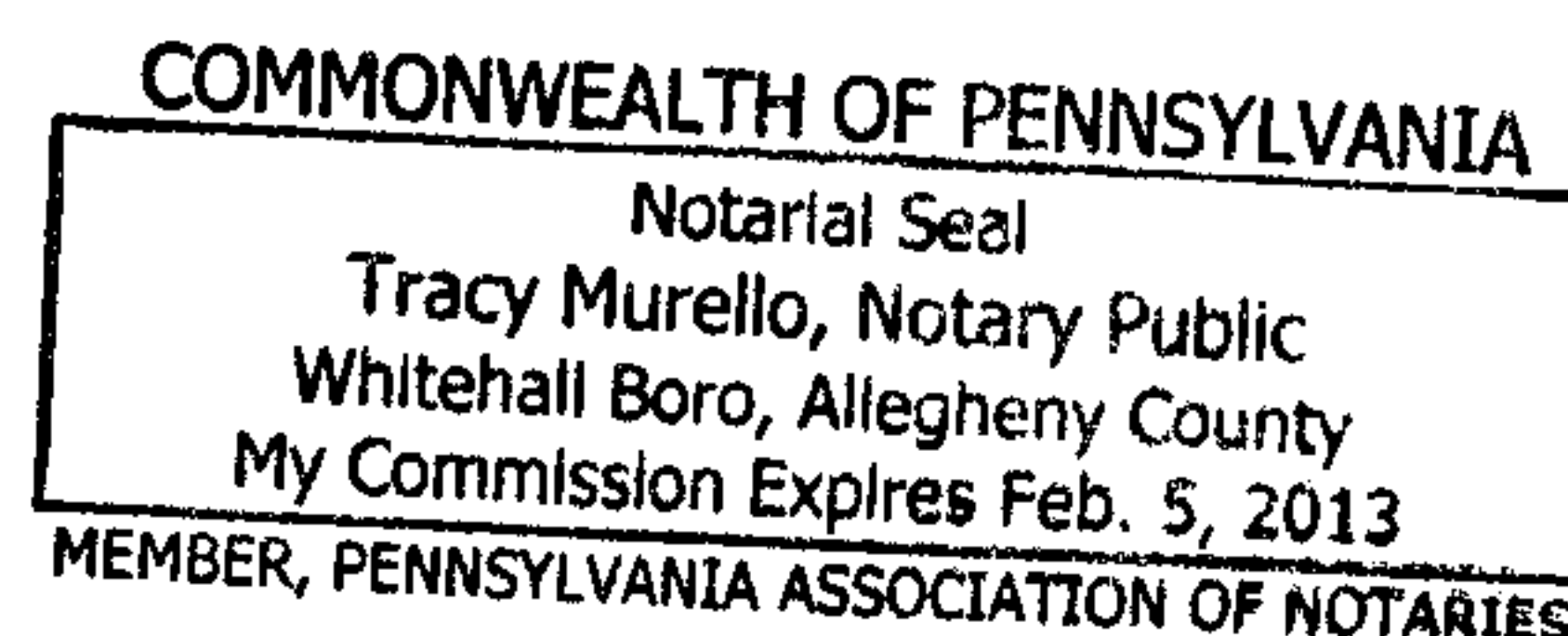
Secretary of Housing & Urban
Development
600 Beacon Parkway West
Beacon Ridge Tower Suite 300
Birmingham, AL 35209

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
2474-11673



455 SAVANNAH COVE, CALERA, AL. 35040

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 ST.
FT. WORTH, TX 76137

Grantee's Name SECRETARY of HOUSING AND
Mailing Address URBAN DEVELOPMENT
600 BEACON PARKWAY WEST
BEACON RIDGE TOWER SUITE
BIRMINGHAM, AL 35209 300

Property Address 455 SAVANNAH COVE
CALERA, AL 35040

Date of Sale SEPTEMBER 11, 2012
Total Purchase Price \$179,118.38

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 DEED

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 10/5/12

Print William S. McFadden

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



20121018000401700 3/3 \$19.00
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Form RT-1