

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

FHA CASE NO.: 011-5742721-703

KNOW ALL MEN BY THESE PRESENTS that for TWO HUNDRED EIGHT THOUSAND, FIVE HUNDRED NINETY FOUR DOLLARS AND 50/100 (\$208,594.50) in hand paid to Bank of America, N. A., 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 357, according to the survey of Forest Lakes, Sector 4, as recorded in Map Book 33, page 25 A, B & C in the Office of the Judge of Probate Court of Shelby County, Alabama.

PROPERTY ADDRESS: (for information purposes only) 6070 FOREST LAKES COVE, STERRETT, AL 35147

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, subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any and all ad valorem taxes due or assessed.

This deed shall be EFFECTIVE the 16 day of October, 2012.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its undersigned officers, thereunto duly authorized, this the 16 day of October, 2012.


Bank of America, N. A.

AFFIX CORPORATE SEAL

BY: Veronica Stillwagon
Veronica Marie Stillwagon
10-16-12
Its: Assistant Vice President

ATTEST Jasmine Gendreau 10/16/12
Jasmine Gendreau
Its: Assistant Vice President

256
2012


20121031000418230 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
10/31/2012 10:21:33 AM FILED/CERT

ACKNOWLEDGMENT

State of Pennsylvania

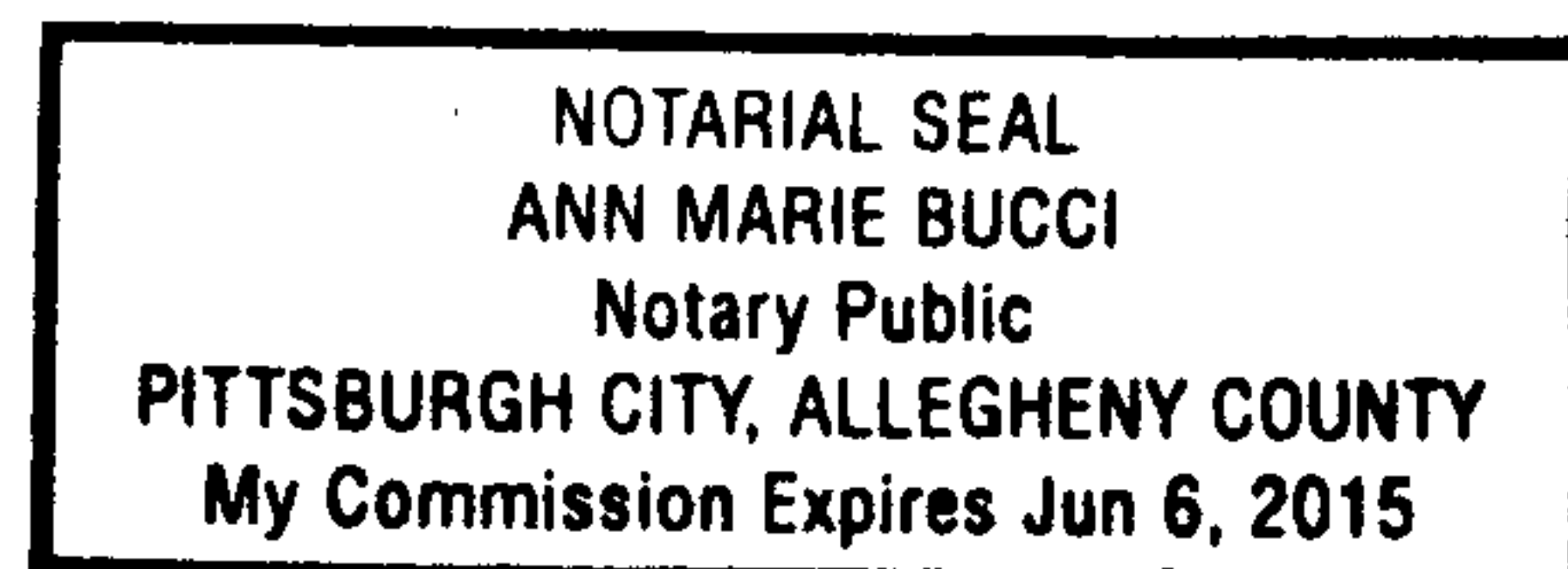
County of Allegheny

On October 16, 2012 before me, Ann Marie Buccì, personally appeared Veronica Marie Stillwagon, and Jasmine Cendraw who provided to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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.

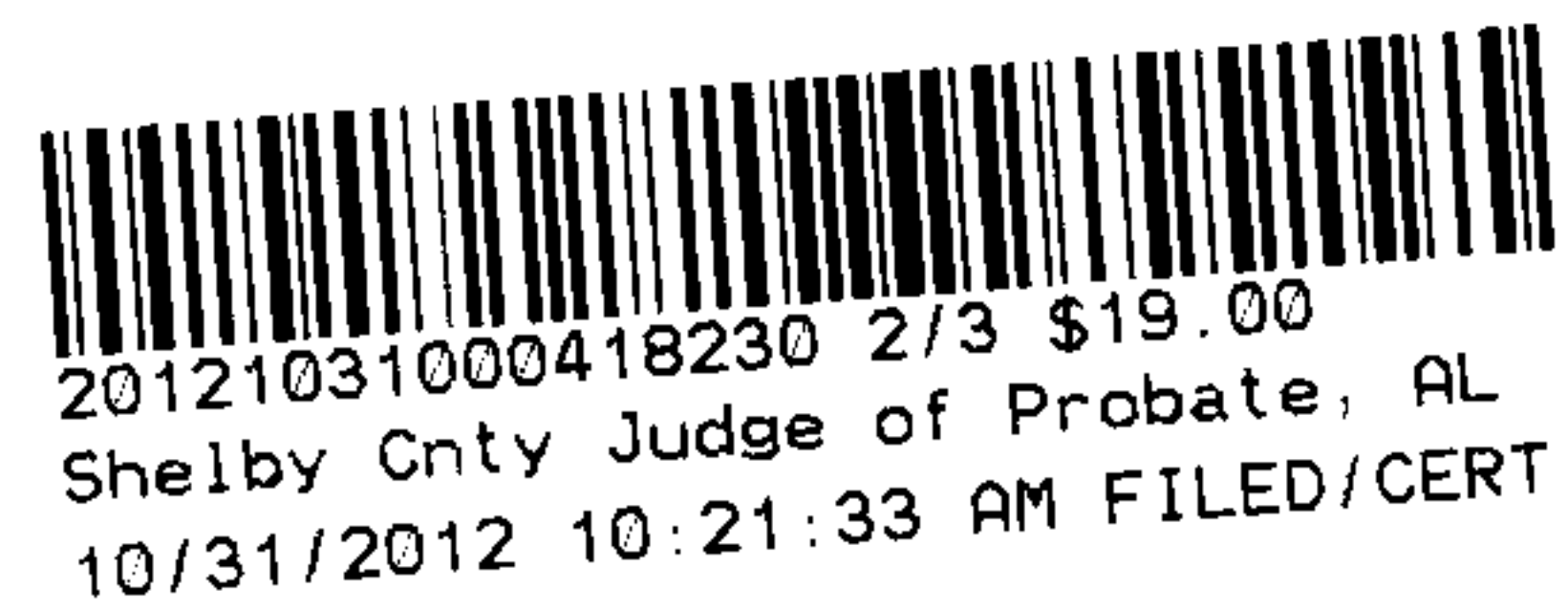
Signature Ann Marie Buccì



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:
Beth McFadden Rouse
McFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
2474-10044

2-21
JG

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 Housing & Urban Develo
Mailing Address 600 Beacon Parkway West
Beacon Ridge Tower, Suite 300
Birmingham, Alabama 35209

Property Address 6070 Forest Lakes Cove
Sterrett, Alabama 35147

Date of Sale 07/26/2012
Total Purchase Price \$ 208,594.50
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 10/16/12

Print Veronica marie Stillwagon 10-16-12

Unattested

Jamiee Henderson
(verified by)

Sign

Veronica Stillwagon

((Grantor) Grantee/Owner/Agent) circle one



Form RT-1

