

Document Prepared by:

When Recorded Mail to:

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FHA Case # 011-591432

09 - 009350



20121031000418900 1/4 \$106.50
Shelby Cnty Judge of Probate, AL
10/31/2012 01:54:32 PM FILED/CERT

QUITCLAIM DEED

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS that for One and No/100 (\$1.00) Dollar and other good and valuable consideration in hand paid to **The Secretary of Housing and Urban Development of Washington, D.C.**, as party of the first part, by **Bank of America N.A., as successor by merger to BAC Home Loans Servicing L.P., fka Countrywide Home Loans Servicing, LP**, as party of the second part, the receipt of which is hereby acknowledged, the party of the first part does hereby QUITCLAIM, BARGAIN, SELL AND CONVEY unto the said party of the second part, it's successors and assigns, subject to the provisions hereinafter contained, the following described real property situated in **Shelby County, Alabama**:

See attached Legal

Source of Title: Instrument # 20120530000191540 in the records of Shelby County Judge of Probate office

Commonly known as: 10231 N. Main Street, Wilsonville, AL 35186

Tax ID # 201011001003000

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.


This Deed shall be **EFFECTIVE** the 11th day of OCTOBER, 2012.

See Attached Execution and Notary Acknowledgement

Shelby County, AL 10/31/2012
State of Alabama
Deed Tax: \$85.50

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

Secretary of Housing and Urban Development
By: *Authorized Agent*

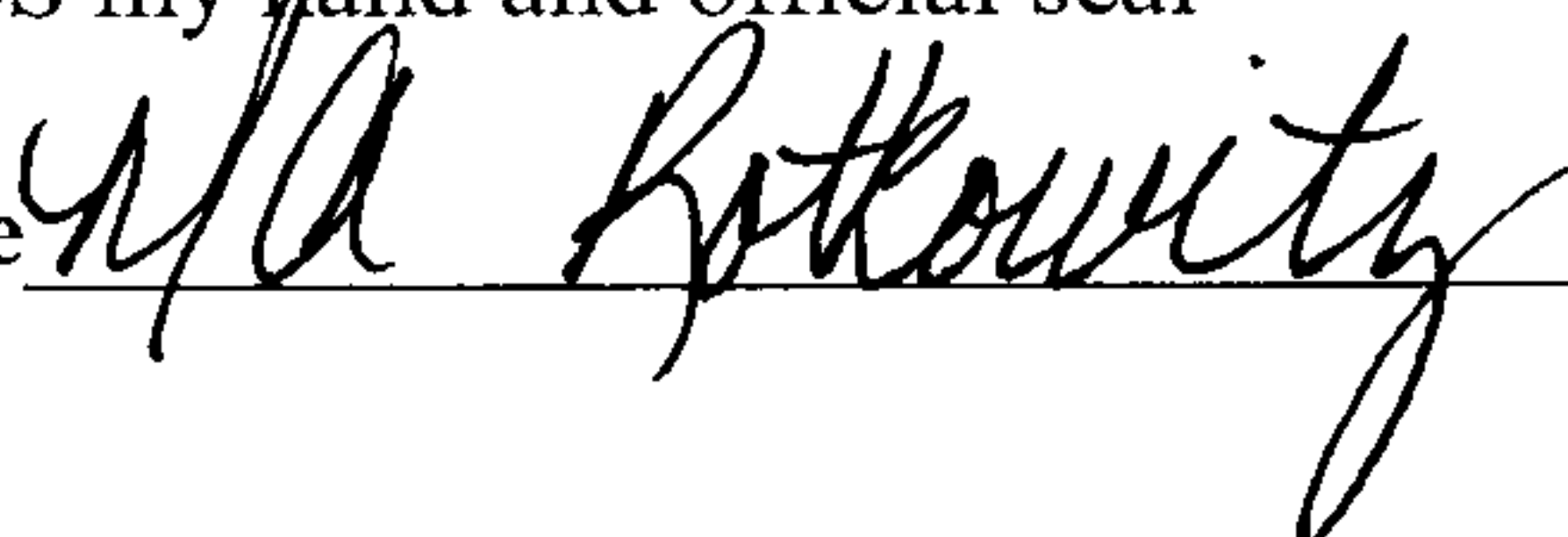

KERRY NETERER
By Delegation of Authority Published in the
Federal Register, Doc. No.: FR-4837-D-57

State of CALIFORNIA) ss

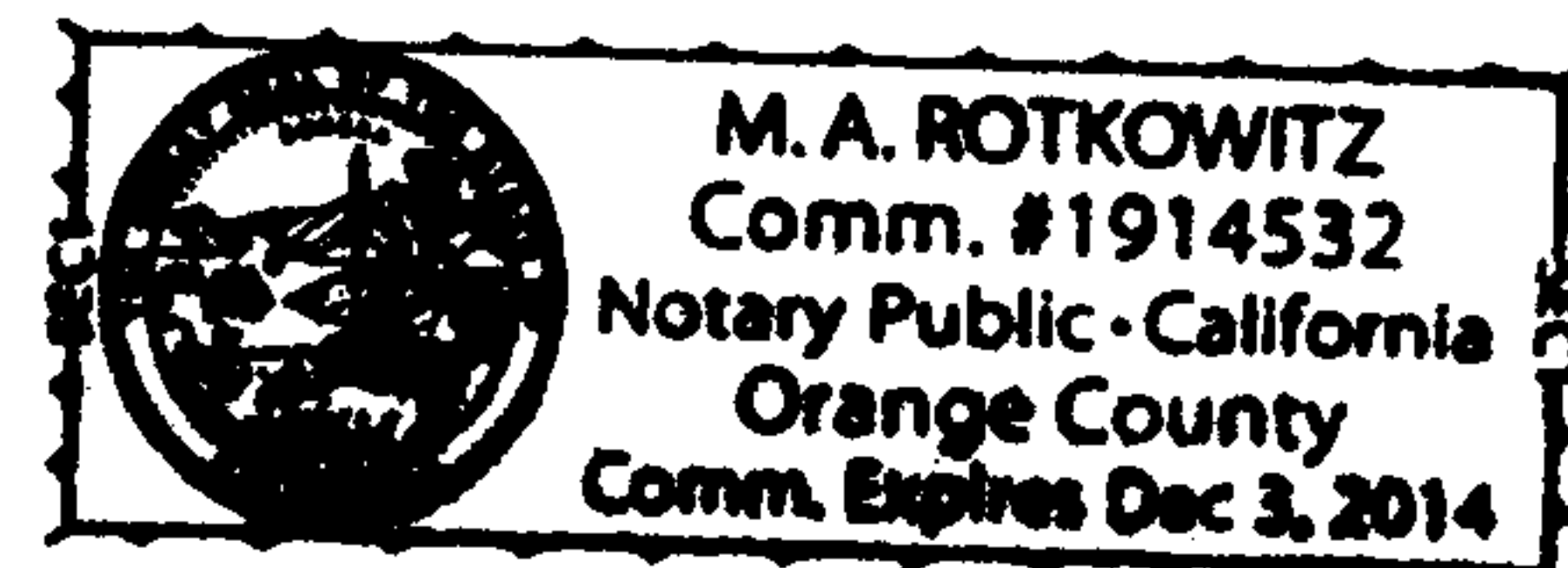
County of ORANGE)


On this 11th day of OCTOBER, 2012, before me M.A. Rotkowitz, the undersigned Notary Public, personally appeared KERRY NETERER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signatures on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument

WITNESS my hand and official seal

Signature  (seal)

Grantee's Mailing Address:
Send Tax Statements to:
Bank of America N.A.
7105 CORPORATE DR
PLANO, TX 75024




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LEGAL

Part of the NE 1/4 of NE 1/4, Section 1, Township 21 South, Range 1 East, described as follows: Commence at NE corner and run West along North line 498 feet; thence South 2 degrees 30 minutes East 221 feet for point of beginning; thence North 87 degrees 30 minutes East 391.8 feet to Wilsonville-Westover Road; thence South 14 degrees 10 minutes East along said road 235 feet; thence South 87 degrees 30 minutes West to a point which is South 2 degrees 30 minutes East of point of beginning; thence North 2 degrees 30 minutes West to point of beginning. Excepting highway right of way.

Also, commence at NW corner of NE 1/4 of NE 1/4, Section 1, Township 21 South, Range 1 East, and run Easterly along North line a distance of 934 feet to NE corner of Sam Kelley's lot, to point of beginning; thence continue Easterly 173.6 feet; thence turn angle to right and run 105 feet; thence turn angle to left and run 210 feet; thence turn angle to right and run 124 feet; thence turn angle to right and run 383.6 feet; thence turn angle to right and run 229 feet to point of beginning. Excepting right of way and excepting that portion of said lot lying East of the Wilsonville-Westover Highway right of way.

Less and Except that portion conveyed to Peggie T. Bartlett, by deed recorded in Instrument #20030630000408180, in Probate Office.



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Real Estate Sales Validation Form

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

Grantor's Name Secretary of Housing and Urban Development Grantee's Name Bank of America
Mailing Address 451 7th Street SW Mailing Address 7105 Corporate Dr
Washington DC 20410 Plano, TX 75024
Mail Code: TX 0-982-0305

Property Address 10231 N. Main Street Date of Sale 1/19/2010
Wilksville AL 35180 Total Purchase Price \$ ~~70.00~~
or
Actual Value \$ _____
or
Assessor's Market Value \$ 85,360.00

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 10/11/2012

Unattested

(verified by)

Print

Sign

KERRY NETERER
AUTHORIZED AGENT

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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