

**INVESTOR NUMBER: 011-5986514-703**

**Bank of America      CM #: 257291**

**MORTGAGOR(S): RICK KIEFER**

Grantee's Address:  
Secretary of Housing and Urban Development  
c/o Michaelson, Connor & Boul  
4400 Will Rogers Parkway  
Suite 300  
Oklahoma City, OK 73108-183

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 BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Housing and Urban Development, his Successors and Assigns**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 10, according to the Survey of Rossburg, Sector 1, as recorded  
in Map Book 35, Page 124, 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.



20121101000419900 1/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
11/01/2012 12:24:56 PM FILED/CERT

**\*257291\*   \*SWD\*   \*Y**

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 29<sup>th</sup> day of August, 2012.

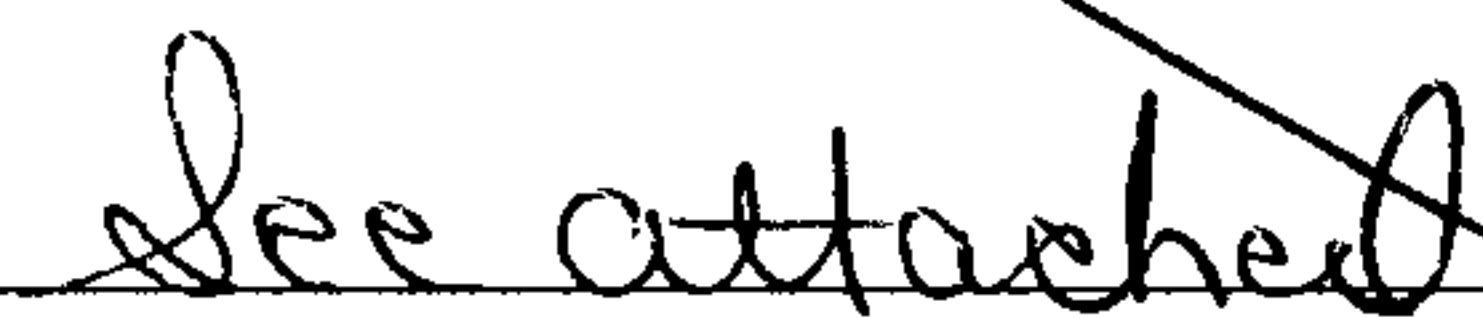
**BANK OF AMERICA, N.A., SUCCESSOR BY  
MERGER TO BAC HOME LOANS  
SERVICING, LP F/K/A COUNTRYWIDE  
HOME LOANS SERVICING, LP**

By:   
Michelle R. Girvan  
Assistant Vice President  
Its: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, a Notary Public in and for said County in said State, hereby certify that \_\_\_\_\_, whose name as \_\_\_\_\_ of Bank Of America, N.A., Successor By Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, 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 \_\_\_\_\_, and with full authority, executed the same voluntarily for and as the act of said \_\_\_\_\_.


Given under my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

  
Notary Public

My Commission Expires: \_\_\_\_\_

THIS INSTRUMENT PREPARED BY:

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

  
20121101000419900 2/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
11/01/2012 12:24:56 PM FILED/CERT

\*257291\* \*SWD\* \*Y  
Kiefer

# ACKNOWLEDGMENT

State of California,  
County of Ventura

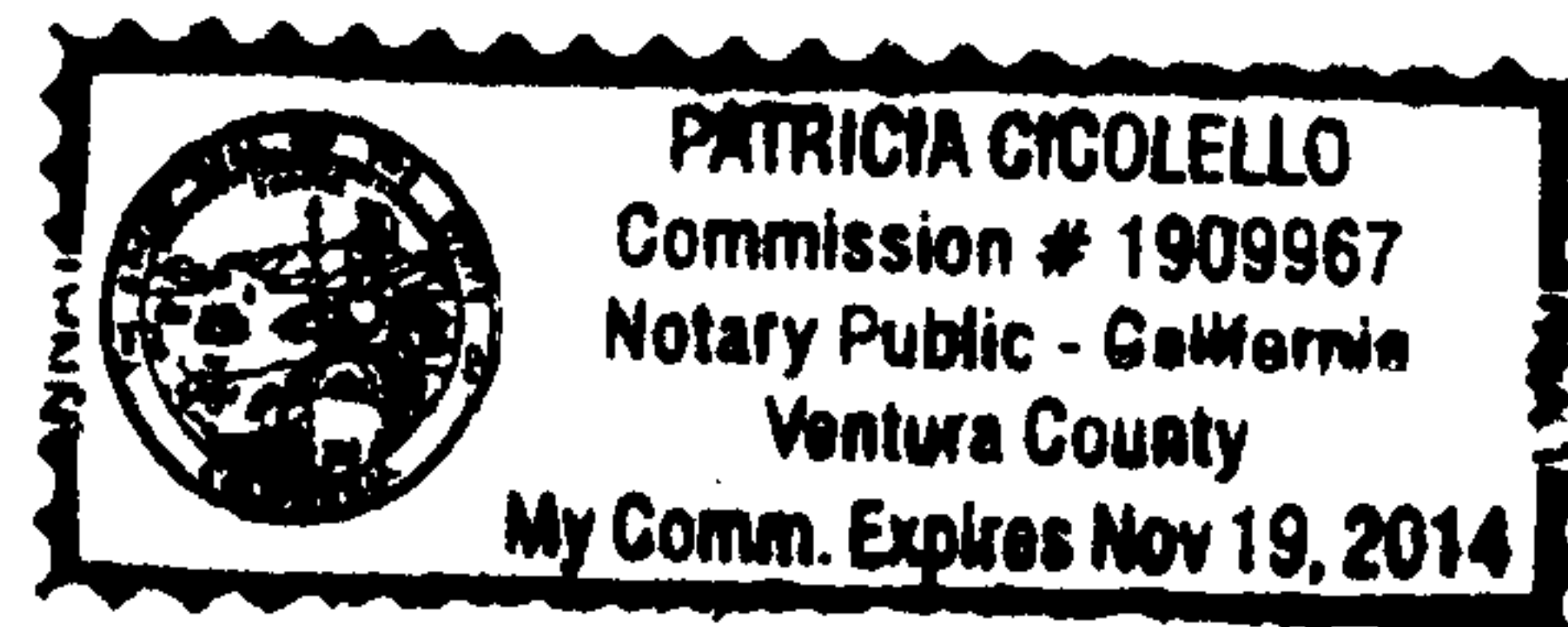
On August 29<sup>th</sup>, 2012, before me, Patricia Cicoello, notary public

personally appeared Michelle R. Girvan  
who 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 she executed the same in  
her authorized capacity, and that by her signature on the instrument the person, or the entity  
upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.


Signature *P. Cicoello* (Seal)



Attached to:

## Special Warranty Deed

136 Rossburg Drive  
Calera, AL

  
20121101000419900 3/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
11/01/2012 12:24:56 PM FILED/CERT



# 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>c/o Bank of America</u>	Grantee's Name	<u>Secretary of Housing and Urban</u> <u>Development</u>
Mailing Address	<u>7105 Corporate Drive, Mail Stop</u> <u>PTX-C-35</u> <u>Plano, TX 75024</u>	Mailing Address	<u>4400 Will Rogers Parkway</u> <u>Suite 300</u> <u>Oklahoma City, OK 73108-183</u>
Property Address	<u>136 Rossburg Drive</u> <u>Calera, AL 35040</u>	Date of Sale	<u>08/29/2012</u>
		Total Purchase Price	<u>\$146,729.57</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Foreclosure Deed
<input type="checkbox"/> 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 10/30/2012

☐ Unattested

(verified by)

Print Derick Hunt, title specialist

Sign

(Grantor/Grantee/Owner/Agent) circle one



20121101000419900 4/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1