

Shelby County, AL 11/20/2012  
State of Alabama  
Deed Tax: \$13.00

### ALABAMA SPECIAL WARRANTY DEED

STATE OF ALABAMA AZ )  
COUNTY OF Maricopa ) ss

*consideration 250.00.00*

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt and sufficiency of which is hereby acknowledged and received, BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FORMERLY KNOWN AS COUNTRYWIDE HOME LOANS SERVICING, LP ("Grantor") does hereby grant, bargain, sell and convey unto William C Tinsley and Heather Tinsley ("Grantee"), the following described real estate situated in Shelby County, State of Alabama, to-wit:

Legal Description: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA, THENCE SOUTH 6 DEGREES 50 MINUTES 2 SECONDS WEST ALONG THE WESTERLY SIDE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 1966.26 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 17 SECONDS EAST FOR A DISTANCE 1300.64 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY 71, SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE SOUTH 1 DEGREE 42 MINUTES 43 SECONDS WEST AND ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 100.00 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 17 SECONDS WEST A DISTANCE OF 1033.35 FEET; THENCE NORTH 1 DEGREE 29 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 287.38 FEET ; THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 491.07 FEET; THENCE SOUTH 50 DEGREES 15 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 328.32 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

\$240,445.00 of the purchase price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the Grantee and unto Grantee's heirs and assigns, in fee simple.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

IN WITNESS WHEREOF, the said Grantor has hereto set its signature this 11 day of July, 20 12.

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS  
SERVICING, LP, FORMERLY KNOWN AS COUNTRYWIDE HOME LOANS SERVICING,  
LP

By: 

Its: Todd Gabert, AVP




20121120000445890 2/3 \$31.00  
Shelby Cnty Judge of Probate, AL  
11/20/2012 11:09:06 AM FILED/CERT

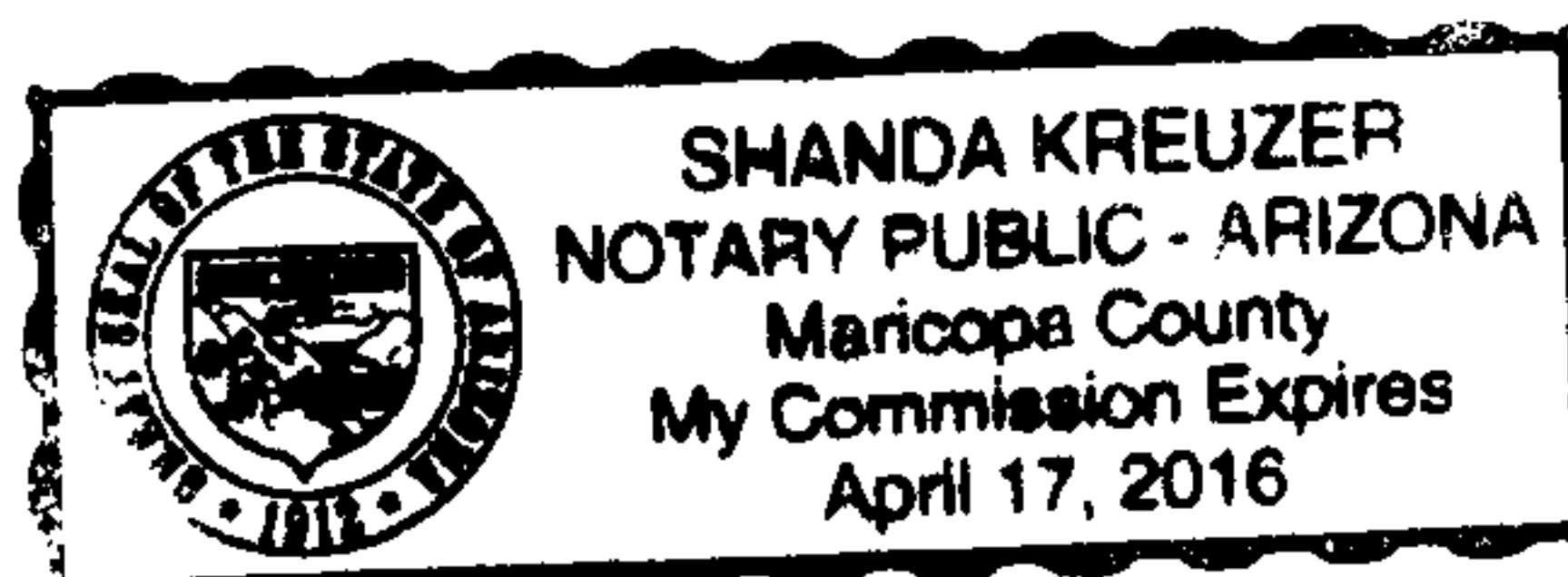
STATE of AZ )  
 ) ss.  
COUNTY of Maricopa )

On this 11 day of July, 20 12, before me, the subscriber, a Notary Public in and for said County and State, personally came Todd Gabert, as AVP for BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FORMERLY KNOWN AS COUNTRYWIDE HOME LOANS SERVICING, LP, the Grantor in the foregoing Deed, whose name 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 this conveyance, he/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year aforesaid.

  
Notary Public Shanda Kreuzer

This instrument was prepared by:  
Kerry C. Feld, Esq.  
Continental REO Services, Inc.  
7777 Bonhomme Avenue, Suite 1100  
St. Louis, MO 63105





# Real Estate Sales Validation Form

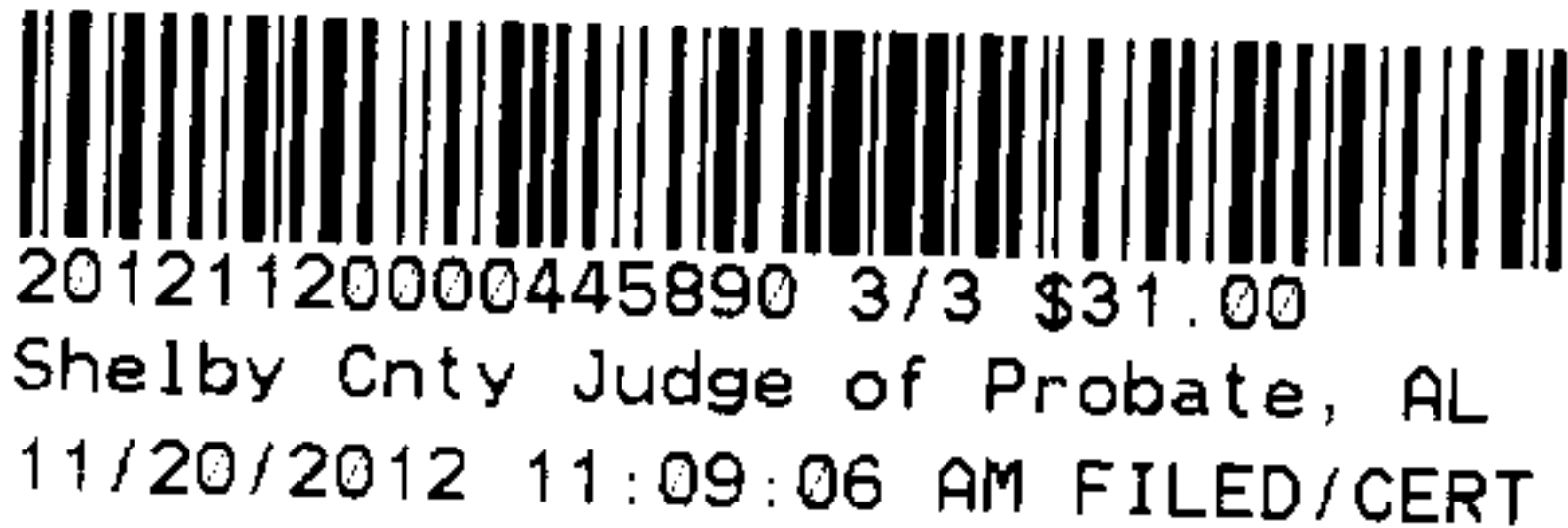
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Bank of America, N.A.  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Grantee's Name William C. Tinsley  
Mailing Address 5367 Hwy 71  
Shelby, AL 35113

Property Address 5367 Hwy 71  
Shelby, AL

Date of Sale 11-16-12  
Total Purchase Price \$ 253,100.00



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  
☒ 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 11-19-12

Print Jeffrey L. Parker

☐ Unattested \_\_\_\_\_

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one