


INVESTOR NUMBER: 011-5603648-703

Bank of America CM #: 261363

MORTGAGOR(S): MICHELLE R. LEONARD


20130116000022200 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
01/16/2013 12:22:52 PM FILED/CERT

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.**, 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 19, according to the Survey of Rocky Ridge Townhomes,
Phase One, as recorded in Map Book 22, Page 132, in the Probate
Office of 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.

261363 *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 11th day of September, 2012.

BANK OF AMERICA, N.A.

By: _____

Its: _____

Michelle R. Girvan
Assistant Vice President

~~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., 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.

See attached

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

261363 *SWD* *Y

Leonard



20130116000022200 2/4 \$22.00
Shelby Cnty Judge of Probate, AL
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ACKNOWLEDGMENT

State of California,
County of Ventura

On September 11th, 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.

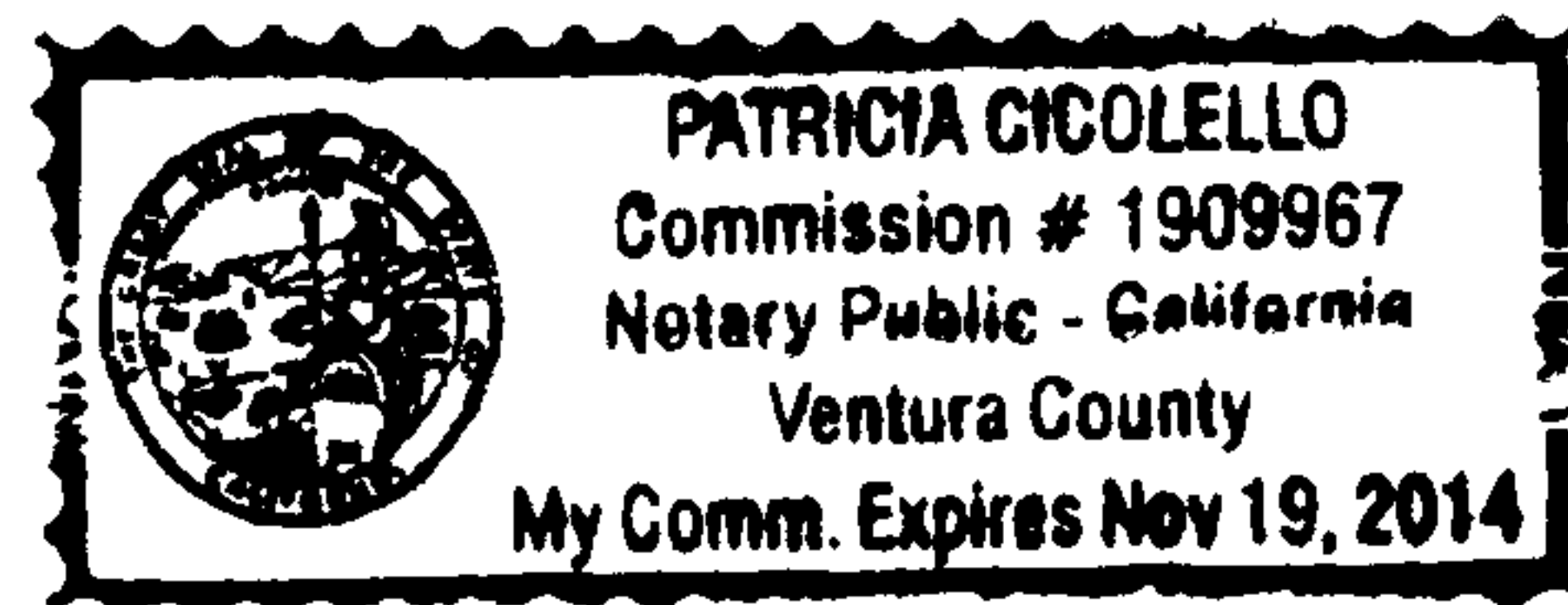
WITNESS my hand and official seal.

Signature P. Cicoello (Seal)

Attached to:

Special Warranty Deed

172 Rocky Ridge Drive
Helena, AL



20130116000022200 3/4 \$22.00
Shelby Cnty Judge of Probate, AL
01/16/2013 12:22:52 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 Bank of America, N.A.
c/o Bank of America

Grantee's Name Secretary of Housing and Urban Development

Mailing Address 7105 Corporate Drive, Mail Stop
PTX-C-35
Plano, TX 75024

Mailing Address 4400 Will Rogers Parkway
Suite 300
Oklahoma City, OK 73108-183

Property Address 172 Rocky Ridge Dr
Helena, AL 35080

Date of Sale 09/11/2012

Total Purchase Price \$117,022.44

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 Foreclosure Deed

☐ 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).

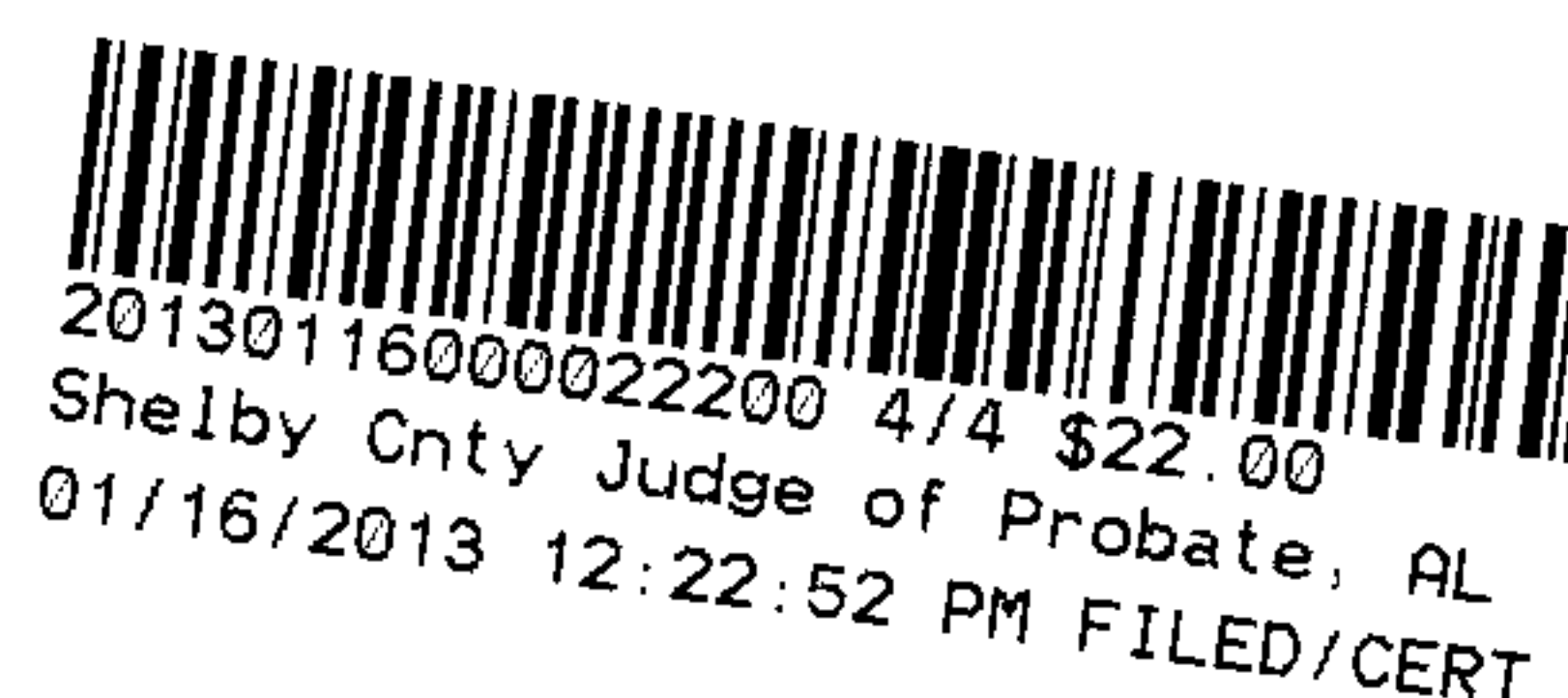
Date 1/10/2013

Print Derick Hunt, title specialist

☐ Unattested

(verified by)

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



Form RT-1