



20130123000029340 1/3 \$94.00
Shelby Cnty Judge of Probate, AL
01/23/2013 08:14:17 AM FILED/CERT

This Instrument Prepared By:
Paul Kemp
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209
BRR-121200336S

Send Property Tax Notice to:

81 County Rd. 494

Verbena, AL 36091

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Seventy Six Thousand and 00/100 Dollars (\$76,000.00) cash in hand paid to

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Joe F. Johnson, Sr.

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Lot 104, according to the Survey of Waterford Village, Sector 2, as recorded in Map Book 30, Page 112, in the Probate Office of Shelby County, Alabama.

THE GRANTEE(S), OR PURCHASER(S), OF THE PROPERTY MAY NOT RE-SELL, RECORD AN ADDITIONAL CONVEYANCE DOCUMENT, OR OTHERWISE TRANSFER TITLE TO THE PROPERTY WITHIN 60 DAYS FOLLOWING THE GRANTOR'S EXECUTION OF THIS DEED.

Source of Title: Instrument #201207100002441230

The subject property is or X is not the homestead of the grantor(s).

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express 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.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument #201207100002441230.

0.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

IN WITNESS WHEREOF, Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, has caused these present to be executed in its name and on its behalf as aforesaid, on this 10TH day of JANUARY, 2013.

**Bank of America, N.A., successor by merger to
BAC Home Loans Servicing, LP**

BY: 

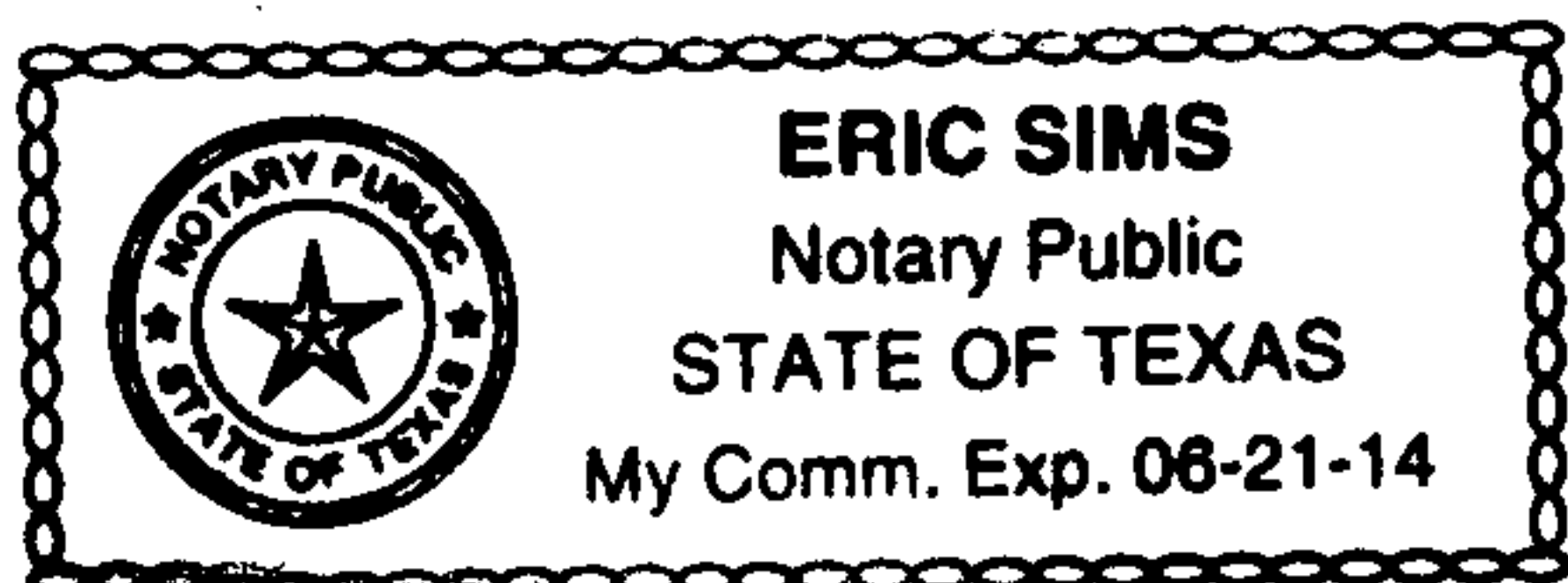
ANIBAL RIVERA, AVP

State of TEXAS

County of COLLIN

I, ERIC SIMS, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that ANIBAL RIVERA whose name as AVP of Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this 10TH day of JANUARY, 2013.




Notary Public

My Commission Expires: 6/21/14

[Seal]

Reference:

1156 Village Trail

Calera, AL, 35040

Servicer Loan #:208071683



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Shelby County, AL 01/23/2013
State of Alabama
Deed Tax: \$76.00

Property Address: 1156 Village Trail, Calera, AL 35040

AL_SpecialWarrantyDeed.rdw

BRR-121200336S

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 Joe F. Johnson, Sr.
Mailing Address 81 County Rd. 494
Verbena, AL 36091

Property Address 1156 Village Trail
Calera, AL 35040

Date of Sale 1-22-2013
Total Purchase Price \$ 76,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



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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 January 22, 2013

Print Joe F. Johnson, Sr.

☐ Unattested

[Signature]
(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1