

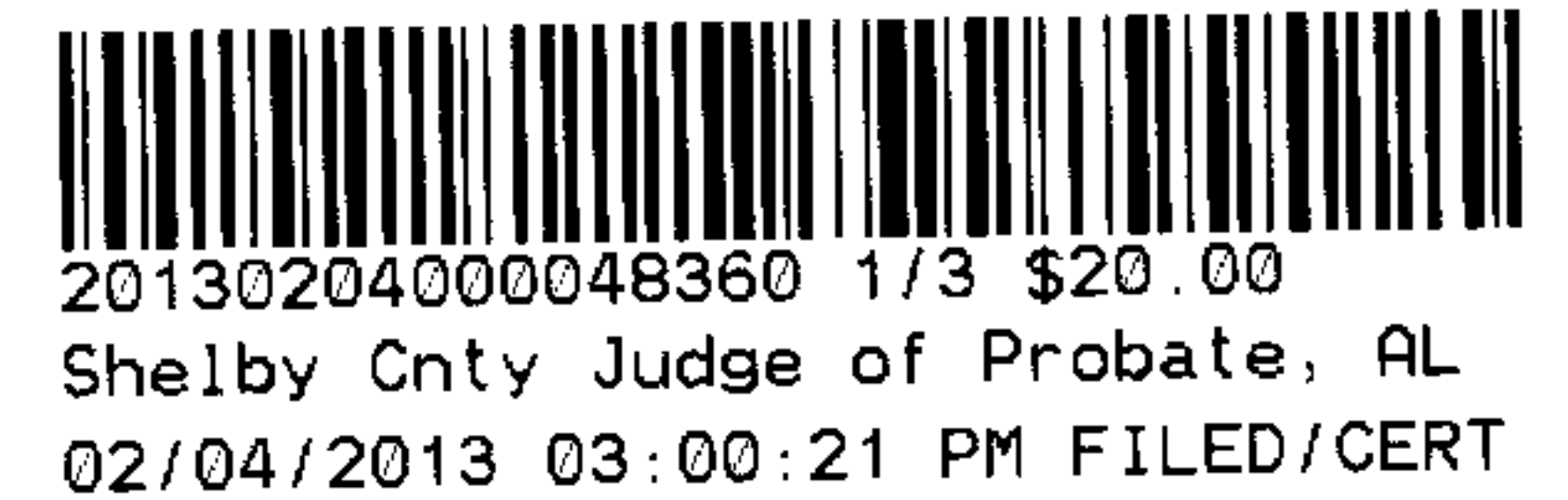
MORTGAGOR

Randy G. Wheeler

VA #222260596327

STATE OF ALABAMA

COUNTY OF Shelby



SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Bank of America, N.A., organized and existing under the laws of the State of Texas, whose principal place of business is located at 2375 N. Glenville Dr., Bldg B, Richardson, Texas 75082, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents, does hereby grant, bargain, sell and convey unto the SECRETARY OF VETERANS AFFAIRS, an officer of the United States of America, whose address is 2375 N. Glenville Dr., Bldg. B, Richardson, Texas 75082, hereinafter called Grantee, and his/her successors in such office, as such, and his/her or their assigns, the following described property situated in Shelby County, Alabama:

Lot 2, according to the plat of the Lakes at Hidden Forest, Phase I, as recorded in Map Book 36, Page 115, in the Office of the Judge of Probate of Shelby County, Alabama

The above referenced mortgage indicates that the address of the property described above is: 104 Hidden Trace Ct. Montevallo, AL 35115

And being the same parcel of land acquired by Grantors by Deed recorded in Instrument # 2012 1101000 419470, among the Probate Court records of Shelby County, Alabama.

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and ad valorem taxes not due or payable on the date hereof.

The Grantor also assigns and transfers to the Grantee herein all of said Grantor's claim and notes, and the judgment, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

TO HAVE AND TO HOLD the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantee, and his/her successors in such office, as such, and his/her or their assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises; that they are free from all

encumbrances; that it has a good right to sell and convey the same to the said Grantee herein; and that Grantor will warrant and defend the premises to the said Grantee and his/her successors in such office, as such, and his/her or their assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its undersigned officer, and its corporate seal affixed this 24th day of October, 2012.

Bank of America, N.A.

ATTEST: [Signature]  
BY: 10-24-12  
Ashley Marie Roberts  
As Its Assistant Vice President

BY: 10/24/12  
Marc Raymond Matsey  
As Its Assistant Vice President

STATE OF Pennsylvania

COUNTY OF Allegheny

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Marc Raymond Matsey and Ashley Marie Roberts, whose name as Assistant Vice Presidents 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 said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said national association.

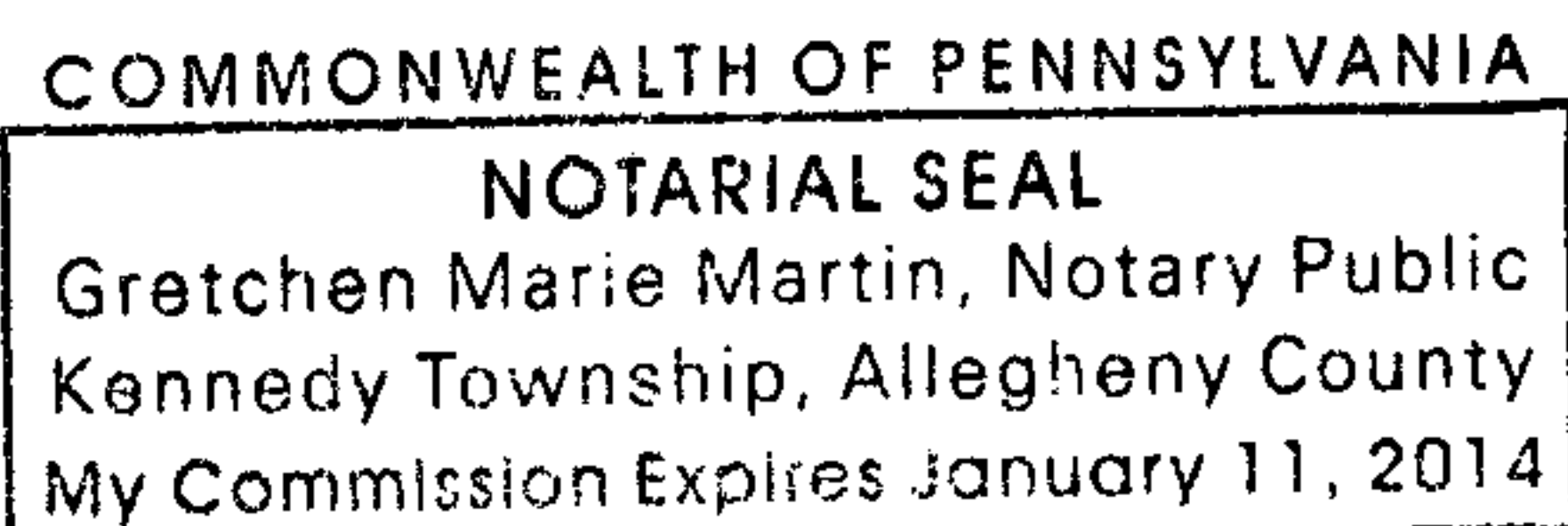
Given under my hand and seal this 24th day of October, 2012.

Gretchen Marie Martin

NOTARY PUBLIC

My commission expires: 1-11-14

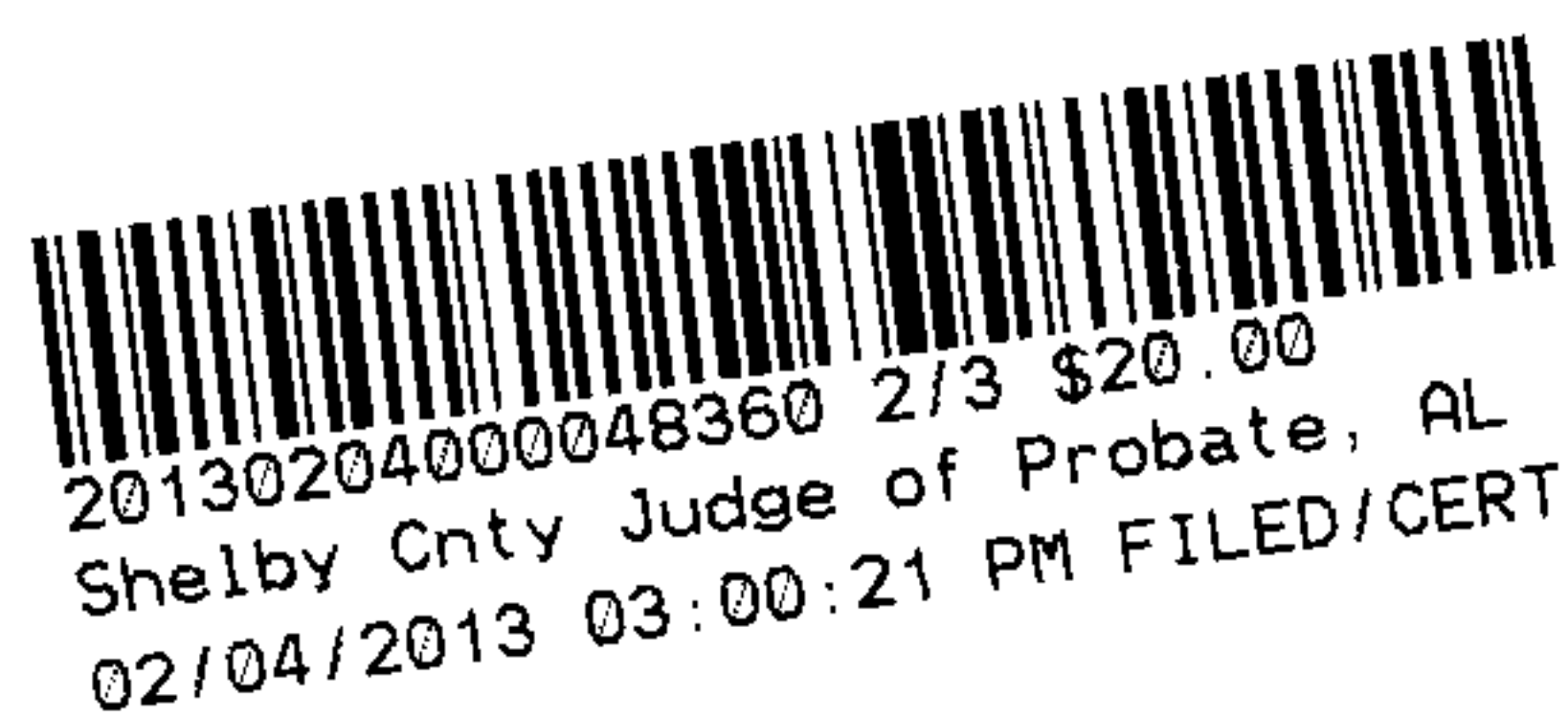
[AFFIX SEAL]



This instrument prepared by:  
GOODMAN G. LEDYARD  
Pierce Ledyard, P.C.  
P.O. Box 161389  
Mobile, AL 36616  
(251) 338-1300

GRANTEE'S ADDRESS:  
Secretary of Veteran's Affairs  
Attn: VA REO  
Mail Code: TX2-983-01-01, Bldg. B  
2375 N. Glenville Dr.  
Richardson, TX 75082

104 Hidden Trace Ct.  
Montevallo, AL 35115





## 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 7105 Corporate Blvd.  
Plano, TX 75024

Grantee's Name Secretary of Veterans Affairs  
Mailing Address 2375 N. Glenville Dr. Bldg B  
Richardson, TX 75082

Property Address 104 Hidden Trace Ct.  
Montevallo AL 35115

Date of Sale 9/27/12  
Total Purchase Price \$ 136,601.50

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

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 1/3/13

Print Jordan Douglass

☐ Unattested  
(verified by)

Sign Jordan Douglass  
(Grantor/Grantee/Owner/Agent) circle one