


INVESTOR NUMBER: 011-6141677-703-203B

Bank of America CM #: 190448

MORTGAGOR(S): MICHAEL H. THETFORD AND IVETA THETFORD

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)


20130214000063890 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
02/14/2013 10:36:42 AM FILED/CERT

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**, 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 476-A, as shown on the Resurvey of Lots 476 and 477 of Weatherly Treymoor Abbey, Sector 22, as shown on Survey by Laurence D. Weygand, P.E. and L.S. Number 10373, prepared January 2007, recorded in Map Book 22, Page 22, Instrument No. 1997-01505, recorded in the Office of the Judge of Probate, 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.

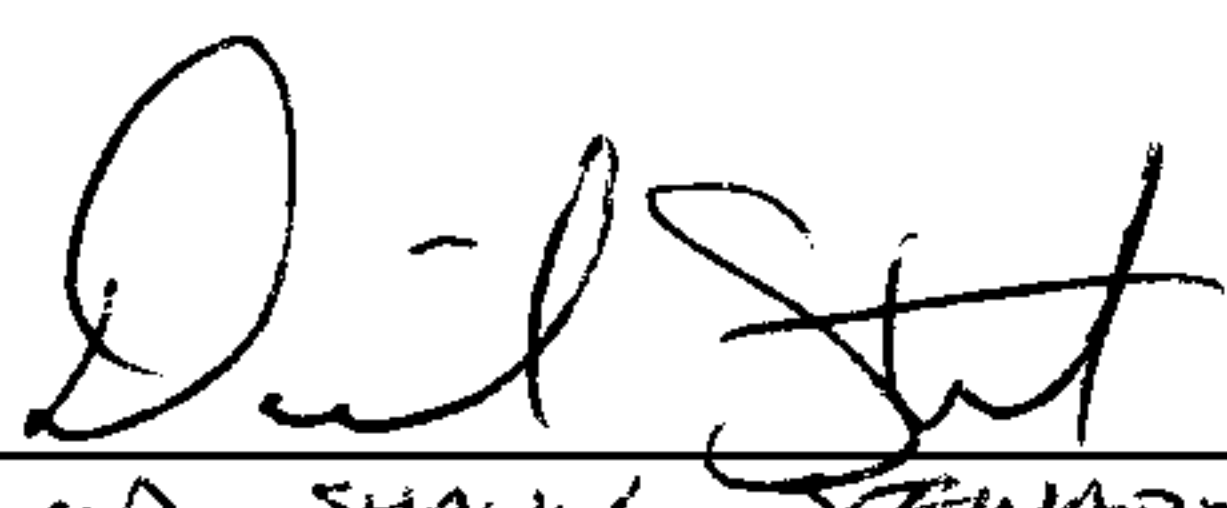
190448 *SWD* *Y

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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 19th day of September, 2012.

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

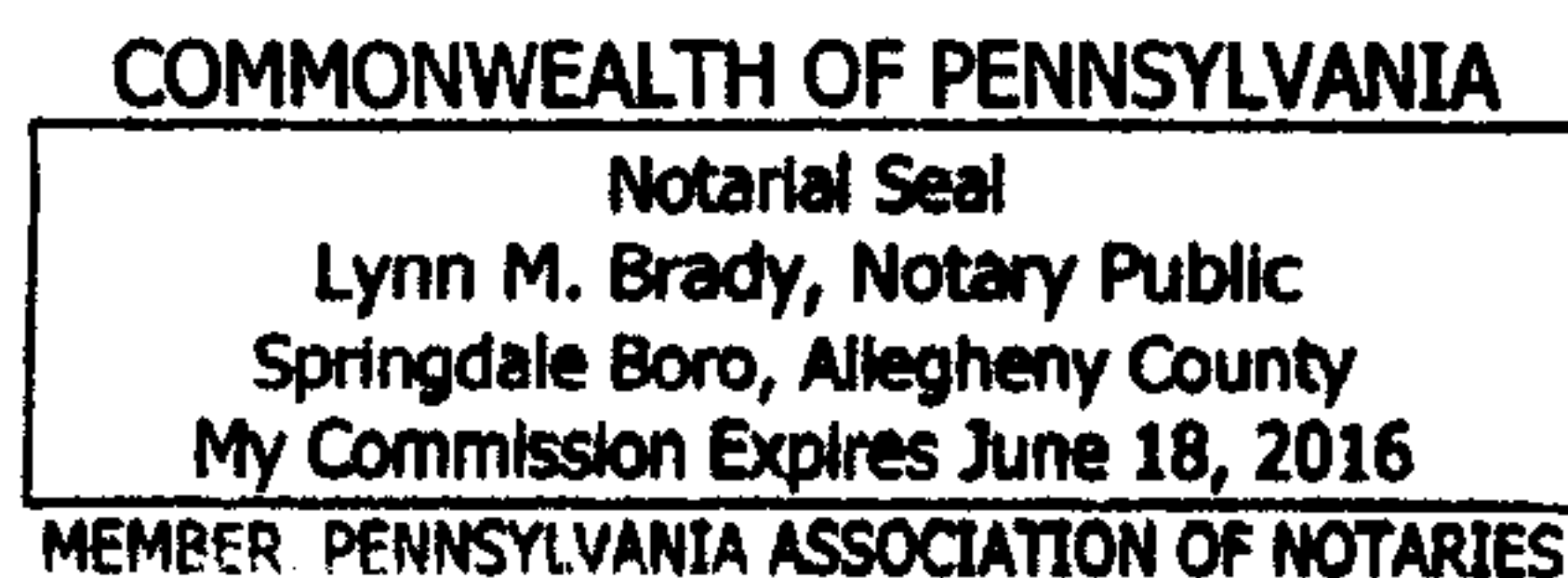
By:  9-19-12
DAVID SHAWN STEWART
Its: ASSISTANT VICE PRESIDENT (AVP)

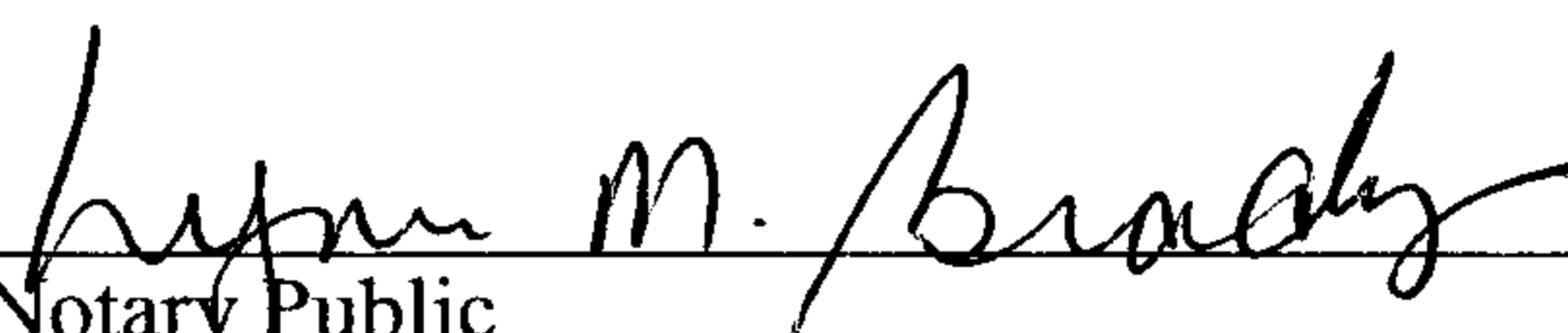
STATE OF Pennsylvania)

COUNTY OF Allegheny)

I, Lynn M. Brady, a Notary Public in and for said County in said State, hereby certify that DAVID SHAWN STEWART, whose name as AVP of Bank of America, N.A. successor by merger to BAC 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 AVP, and with full authority, executed the same voluntarily for and as the act of said AVP.

Given under my hand this the 19th day of September, 2012.

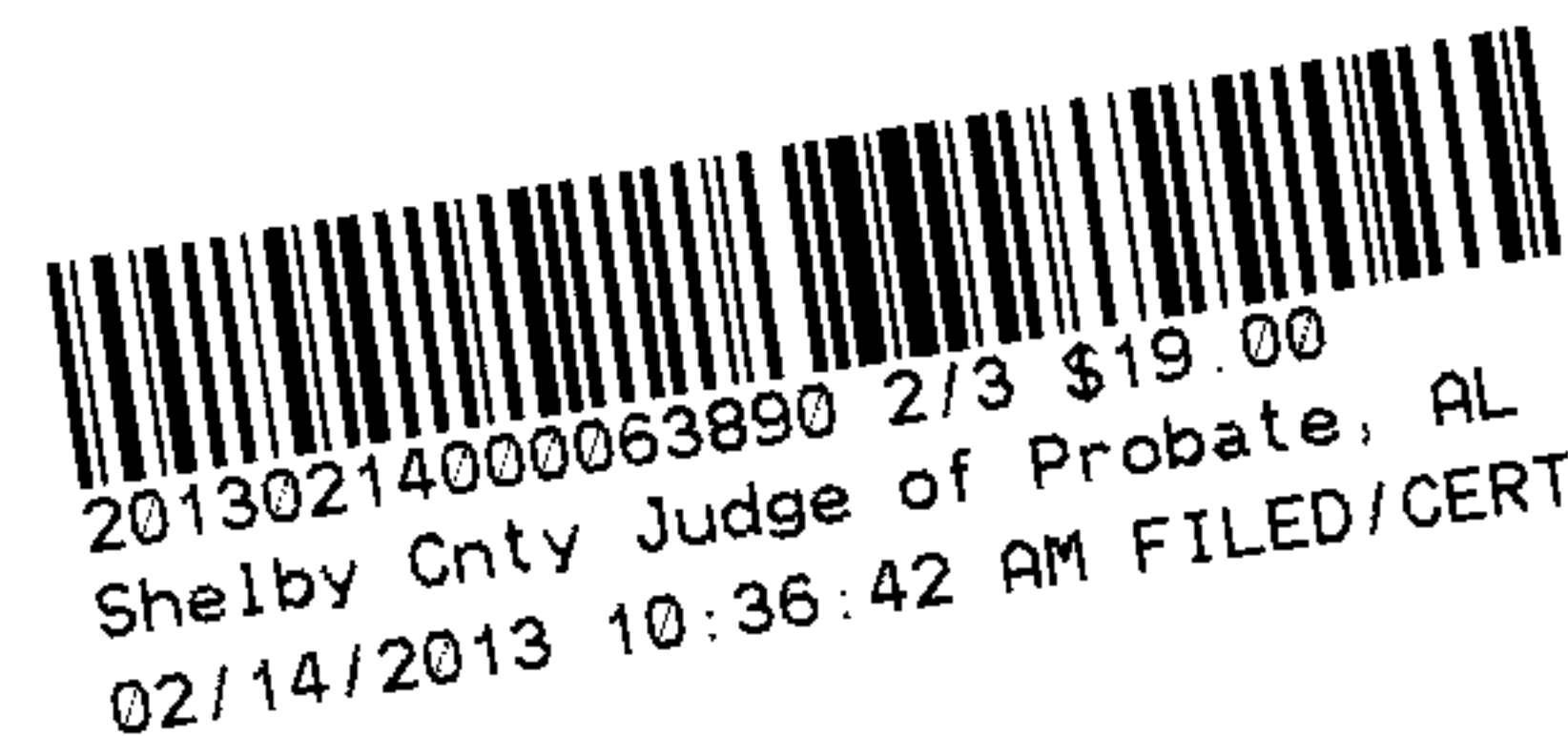



Notary Public

My Commission Expires: 6.18.2016

THIS INSTRUMENT PREPARED BY:

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



190448 *SWD* *Y

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

Total Purchase Price \$263,077.32 _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Form RT-1