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 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP 9-19-12 Its: ASSISTANT VICE PRESIDENT (AVP) STATE OF LENNSYLVANIA COUNTY OF Alleaheny 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 ______, and with full authority, executed the same voluntarily for and as the act of said AVPGiven under my hand this the 19th day of September COMMONWEALTH OF PENNSYLVANIA Notarial Seal Lynn M. Brady, Notary Public Springdale Boro, Allegheny County My Commission Expires June 18, 2016 My Commission Expires: (0.18.2016) MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES THIS INSTRUMENT PREPARED BY: Andy Saag Sirote & Permutt, P.C. 2311 Highland Avenue South 20130214000063890 2/3 \$19.00 P. O. Box 55727 Birmingham, AL 35255-5727 Shelby Cnty Judge of Probate, AL

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190448 *SWD* *Y

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Real Estate Sales Validation Form

7	This Document must be filed in accord	ance with Code of Alabama 1975	, Section 40-22-1
Grantor's Name	Bank of America, N.A. successor	Grantee's Name	Secretary of Housing and Urban Development
	by merger to BAC Home Loans Servicing, LP		
Mailing Address	c/o Bank of America 7105 Corporate Drive, Mail Stop PTX-C-35	Mailing Address	4400 Will Rogers Parkway Suite 300
	Plano, TX 75024		Oklahoma City, OK 73108-183
Property Address	156 Treymoor Drive Alabaster, AL 35007	Date of Sale	09/19/2012
		Total Purchase Price	\$263,077.32
		or Actual Value	\$
		or Assessor's Market Value	\$
•	<u>✓ Othe</u>	raisal	cumentary evidence: (check one)
If the conveyance do this form is not require	cument presented for recordation cored.	ntains all of the required informa	tion referenced above, the filing of
Grantor's name and recurrent mailing addre	mailing address - provide the name of	structions of the person or persons convey	ing interest to property and their
Grantee's name and conveyed.	mailing address – provide the name	of the person or persons to who	m interest to property is being
Property address – th	ne physical address of the property be	eing conveyed, if available.	
Date of Sale – the da	te on which interest to the property w	as conveyed.	
Total purchase price instrument offered for	 the total amount paid for the purchange of t	ase of the property, both real an	d personal, being conveyed by the
	property is not being sold, the true value record. This may be evidenced by a	· · · · · · · · · · · · · · · · · · ·	•
valuation, of the prop	d and the value must be determined, erty as determined by the local official and the taxpayer will be penalized p	al charged with the responsibility	of valuing property for property ta
	my knowledge and belief that the infalse statements claimed on this form 22-1 (h).		
Date <u>2/11/2013</u>		Print Derick Hunt, title specialis	<u>t</u>
Unattested		Sign	



02/14/2013 10:36:42 AM FILED/CERT

(verified by)

(Grantor/Grantee/Owner(Agent) circle one