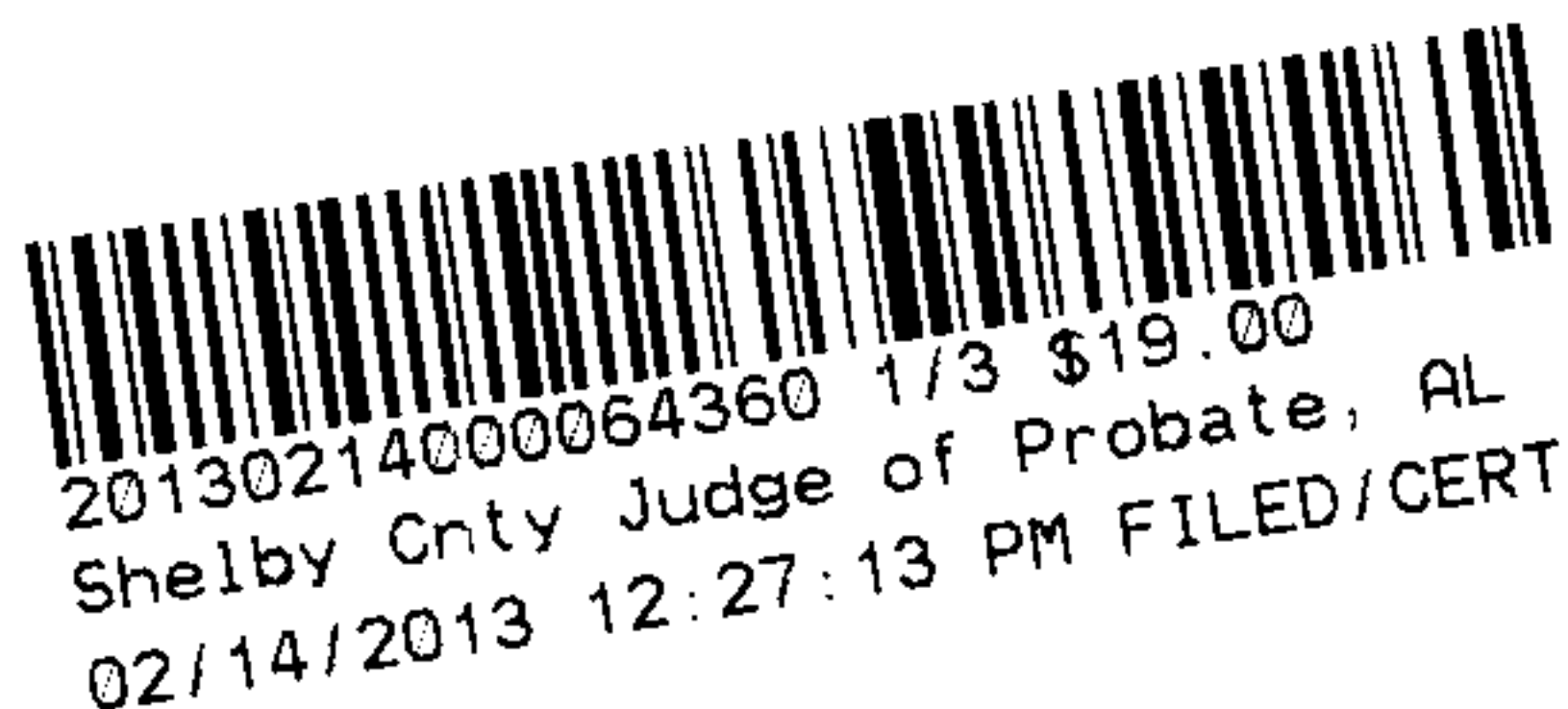


WARRANTY DEED



VA Form 26-6400-Revised May 1980  
Use optional Section 1810, Title 38 U.S.C.

ALABAMA

THE STATE OF ALABAMA  
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

That Bank of America, N.A., <sup>ofc</sup> ~~a Corporation~~, whose principal place of business is located at 5401 N. Beach Street, Ft. Worth, TX 76137, hereinafter called Grantor, for One Hundred Twenty Four Thousand, Two Hundred Sixty Three dollars and 30/100 (\$124,263.30) 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, formerly known as Administrator of Veterans Affairs, whose address is Department of Veterans Affairs, 345 Perry Hill Road, Montgomery, Alabama 36109, hereinafter called Grantee, and his successors in such office, as such, and his/her or their assigns, the following-described property, situated in the County of Shelby, Alabama, to wit:

**LOT 64, ACCORDING TO THE SURVEY OF NAVAJO HILLS, NINTH SECTOR, AS  
RECORDED IN MAP BOOK 10, PAGE 84 A & B, IN THE PROBATE OFFICE OF  
SHELBY COUNTY, ALABAMA.**

**MINERAL AND MINING RIGHTS EXCEPTED.**

**PROPERTY ADDRESS: 1116 Sequoia Trail, Alabaster, AL 35007**

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 forever, Grantor hereby covenants with 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 encumbrance; 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 claiming the same by, through, or under Grantor.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by its ASSISTANT VICE PRESIDENT, and attested by its ASSISTANT VICE PRESIDENT, both thereunto duly authorized, and its corporate seal to be affixed all on this the 29 day of JANUARY, 2013.

WD  
1116 SEQUOIA TR.  
ALABASTER, AL. 35007  
1 OF 2

20130214000064360 2/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
02/14/2013 12:27:13 PM FILED/CERT

[CORPORATE SEAL]

Ashley Marie Roberts 1-29-13  
(Attesting Official)  
Ashley Marie Roberts  
Its Assistant Vice President

Bank of America, N.A.  
BY: Bradley Frank Catalano 1/29/13  
(Executing Official)  
BRADLEY FRANK CATALANO  
Its ASSISTANT VICE PRESIDENT

ACKNOWLEDGMENT

State of Pennsylvania  
County of Allegheny

On 1-29-13 before me Gretchen Marie Martin personally  
appeared BRADLEY FRANK CATALANO and Ashley Marie Roberts,  
who provided to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same  
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument  
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Pennsylvania that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Gretchen Marie Martin

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Gretchen Marie Martin, Notary Public  
Kennedy Township, Allegheny County  
My Commission Expires January 11, 2014

GRANTEE'S ADDRESS:

Secretary of Veterans Affairs  
345 Perry Hill Road  
Montgomery, Alabama 36109

GRANTOR'S ADDRESS:

Bank of America, N.A.  
5401 N. Beach Street  
Ft. Worth, TX 76137

This instrument prepared by:

WD  
1116 SEQUOIA TR.  
ALABASTER, AL. 35007

William S. McFadden  
McFADDEN, LYON & ROUSE, L.L.C.  
718 Downtowner Boulevard  
Mobile, Alabama 36609  
(251) 342-9172  
2474-12820



# 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 5401 N. Beach Street  
Ft. Worth, TX 76137

Grantee's Name Secretary of Veterans Affairs  
Mailing Address 345 Perry Hill Road  
Montgomery, Alabama 36109

Property Address 1116 Sequoia Trail  
Alabaster, Alabama 35007

Date of Sale January 29, 2013  
Total Purchase Price \$ 124,263.30

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_



20130214000064360 3/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
02/14/2013 12:27:13 PM FILED/CERT

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 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 2/7/13

Print William S. McFadden

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1