

THE STATE OF ALABAMA
SHELBY COUNTY.

20130214000064580 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
02/14/2013 01:45:58 PM FILED/CERT

That Bank of America, N.A., organized and existing under the laws of the State of Alabama, whose principal place of business is located at 5401 N. Beach Street , Ft. Worth, TX 76137, hereinafter called Grantor, for One Hundred Nine Thousand, Two Hundred Eighty One dollars and 20/100 (\$109,281.20) 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, 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:

PROPERTY ADDRESS: 413 Grove Hill Circle, Alabaster, AL 35007

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.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by its ^{Assistant} Vice President's _____, both thereunto duly authorized, and its corporate seal to be affixed all on this the 31st day of December, 2012.

Bank of America, N.A.

BY: Charles Loebig 1231-12
(Executing Official) Charles Loebig

Its Assistant Vice President

ACKNOWLEDGMENT

State of Pennsylvania

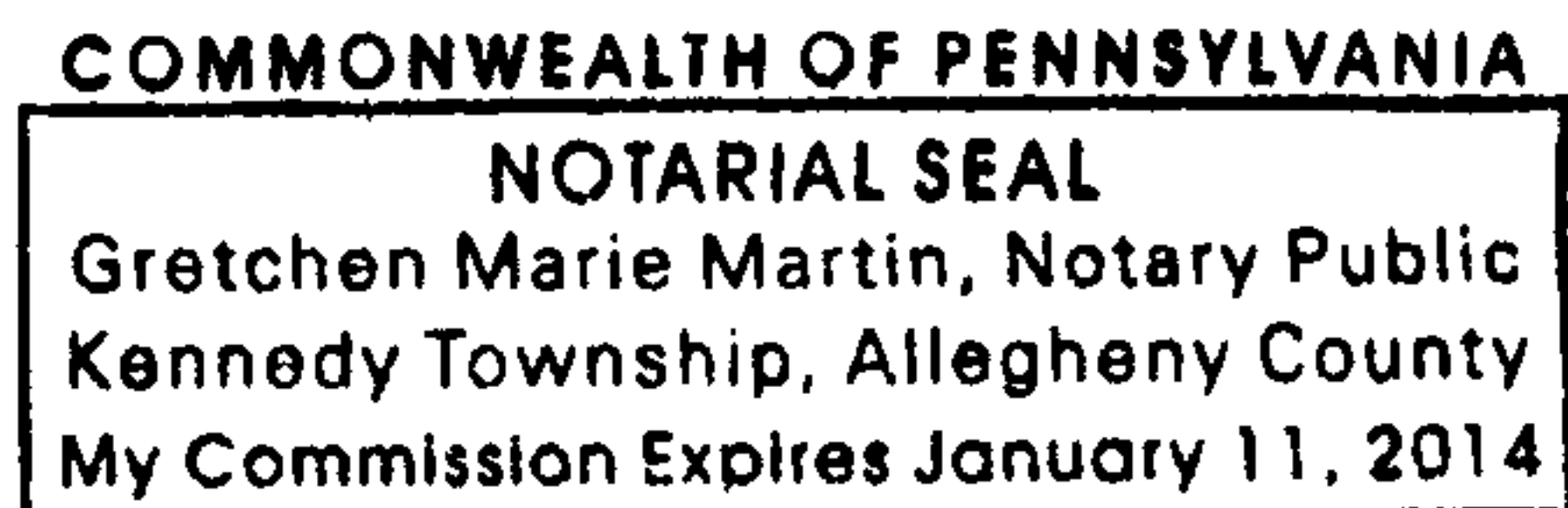
County of Allegheny

On 12-31-12 before me, Gretchen Marie Martin, personally appeared Charles Jean Loebig, and Arielle Jean Oremsek 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.

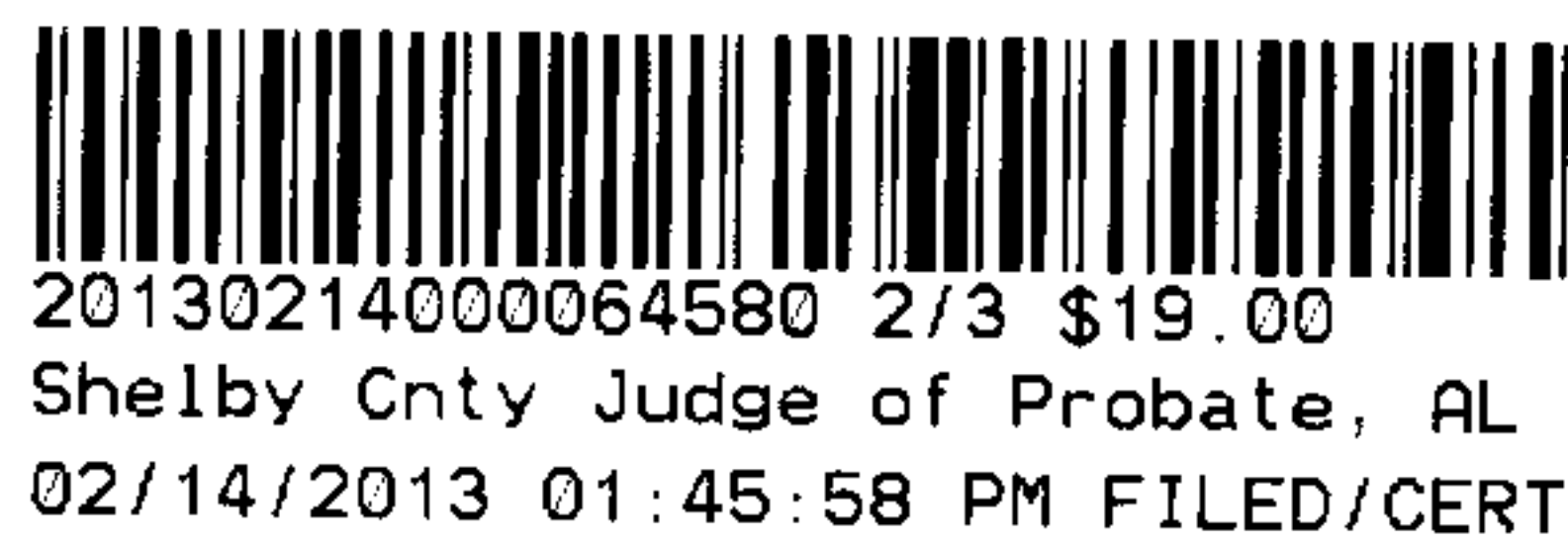
WITNESS my hand and official seal.

Signature Gretchen Marie Martin 12-31-12



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:

William S. McFadden
McFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
(251) 342-9172
2474-11884
Damon Bone

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 413 Grove Hill Circle
Alabaster, Alabama 35007

Date of Sale December 31, 2012
Total Purchase Price \$ 109,281.20



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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 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 J. McFallen

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1