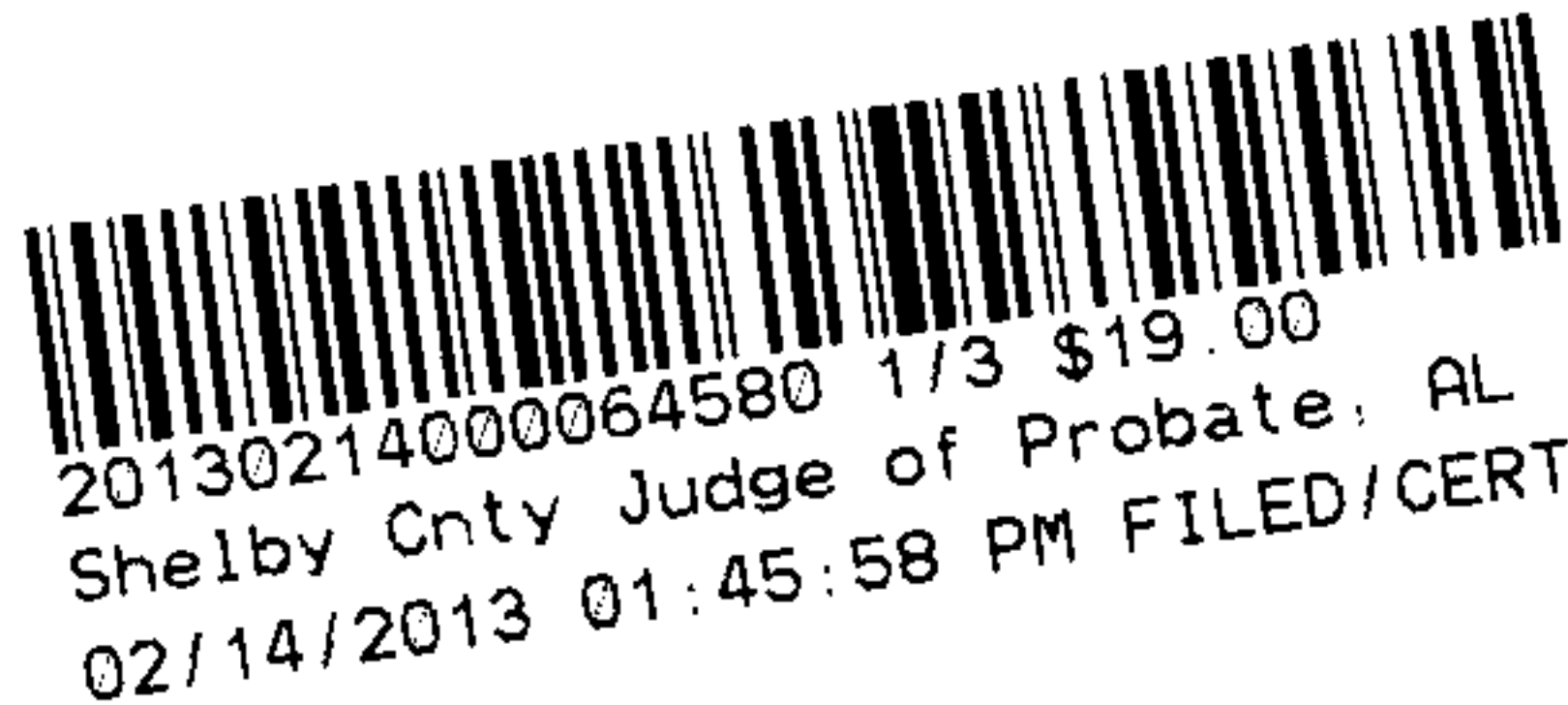


VA Form 26-6400-Revised May 1980  
Use optional Section 1810, Title 38 U.S.C.

THE STATE OF ALABAMA  
SHELBY COUNTY.



ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

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:

**LOT 51, ACCORDING TO THE SURVEY OF PARK FOREST, SECTOR 7,  
PHASE 2, AS RECORDED IN MAP BOOK 19, PAGE 169, IN THE PROBATE  
OFFICE OF SHELBY COUNTY, ALABAMA.**

**PROPERTY ADDRESS: 413 Grove Hill Circle, 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 <sup>Assistant Vice President</sup>, and attested by its Vice President's, both thereunto duly authorized, and its corporate seal to be affixed all on this the 31<sup>st</sup> day of December, 2012.

[CORPORATE SEAL]

Bank of America, N.A.

Arielle Jean Demsek 12-31-12  
(Attesting Official) Arielle Jean Demsek

BY: Charles J. Loebig 12-31-12  
(Executing Official) Charles J. Loebig

Its Assistant Vice President

Its Assistant Vice President

ACKNOWLEDGMENT

State of Pennsylvania

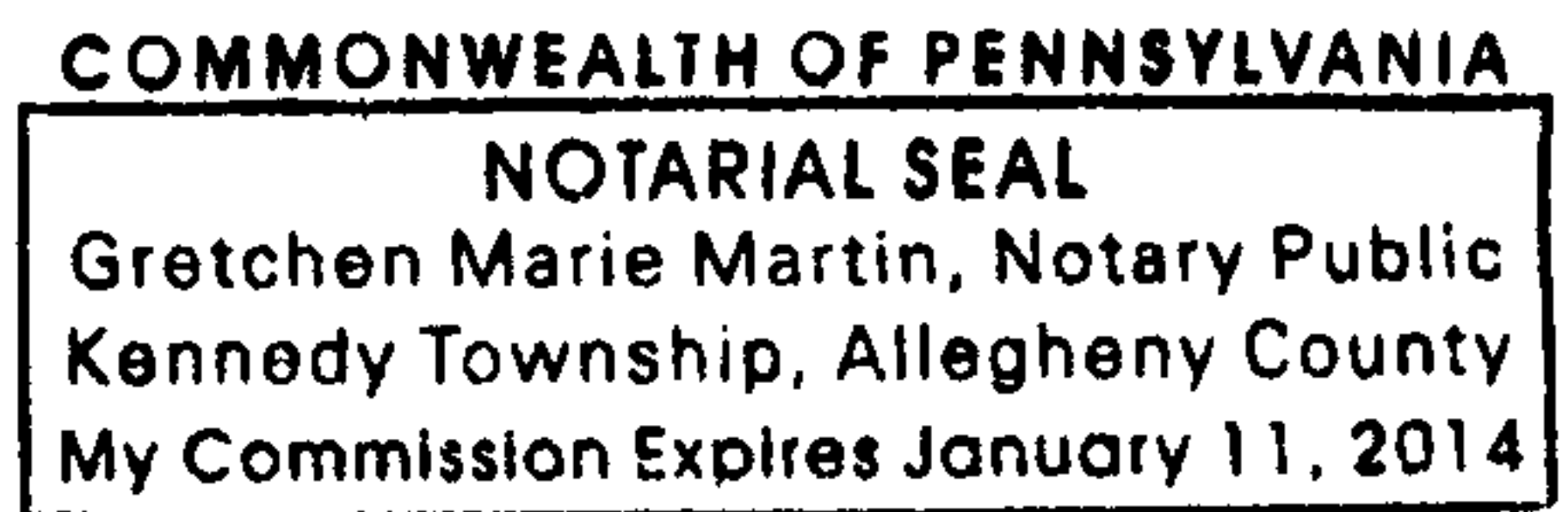
County of Allegheny

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.

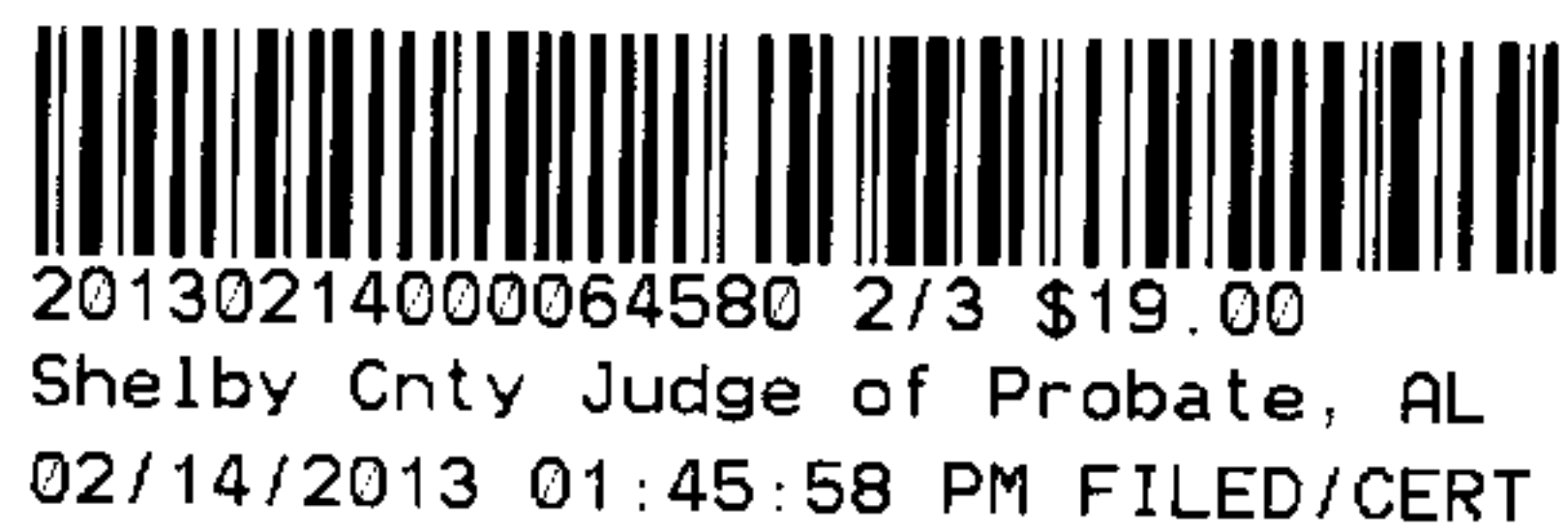
WITNESS my hand and official seal.

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



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

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