

20130219000071060 1/4 \$199.50
Shelby Cnty Judge of Probate, AL
02/19/2013 03:37:40 PM FILED/CERT

Return To and Prepared By:
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Closing Department
Johnson & Freedman, LLC
1587 Northeast Expressway
Atlanta, GA 30329
(770) 234-9181

STATE OF CA

COUNTY OF Ventura

QUITCLAIM DEED

THIS INDENTURE, dated 01/22/13, between to **Bank of America, NA, Successor by Merger to Countrywide Bank, FSB**, as party of the first part, hereinafter called "Grantor", and **Leo Huang** as party of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns, where the context requires of permits), 3434 Pelham Pkwy., Pelham, AL 35124

WITNESSETH THAT: Grantor, for and in consideration of the sum of \$178,500.00 and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof and sufficiency of which is hereby acknowledged, by these presents does hereby remise, convey and forever quitclaim unto the said Grantee, the following described property, to wit:

Lot 736, according to the Survey of Eagle Point, 7th Sector, as recorded in Map Book 20, Page 18, in the Probate Office of Shelby County, Alabama.

The last deed was filed for record in Instrument Number., 20100217000047170 in the Register of Deeds office of Shelby County, Alabama.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed, the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Lucas Uribe
UNOFFICIAL WITNESS
Lucas Uribe

BY: [Signature] (SEAL)
By: BANK OF AMERICA, N. A., AS SUCCESSOR
BY MERGER TO BAC HOME LOANS SERVICING,
LP, FKA COUNTRYWIDE HOME LOANS
SERVICING, LP

TITLE: Brandon Schwartz- Assistant Vice President

Shelby County, AL 02/19/2013
State of Alabama
Deed Tax: \$178.50

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his or her oath acknowledged himself or herself to be the _____ and _____ of to **Bank of America, NA, Successor by Merger to Countrywide Bank, FS**, the within named bargainor, a corporation, and that he or she as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

SEE ATTACHED DOCUMENT

NOTARY PUBLIC

My commission expires:

(NOTARY SEAL)


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CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Ventura

On Jan 23, 2013 before me, Dawn L. Eddings - Notary Public
(Here insert name and title of the officer)

personally appeared Brandon Schwartz

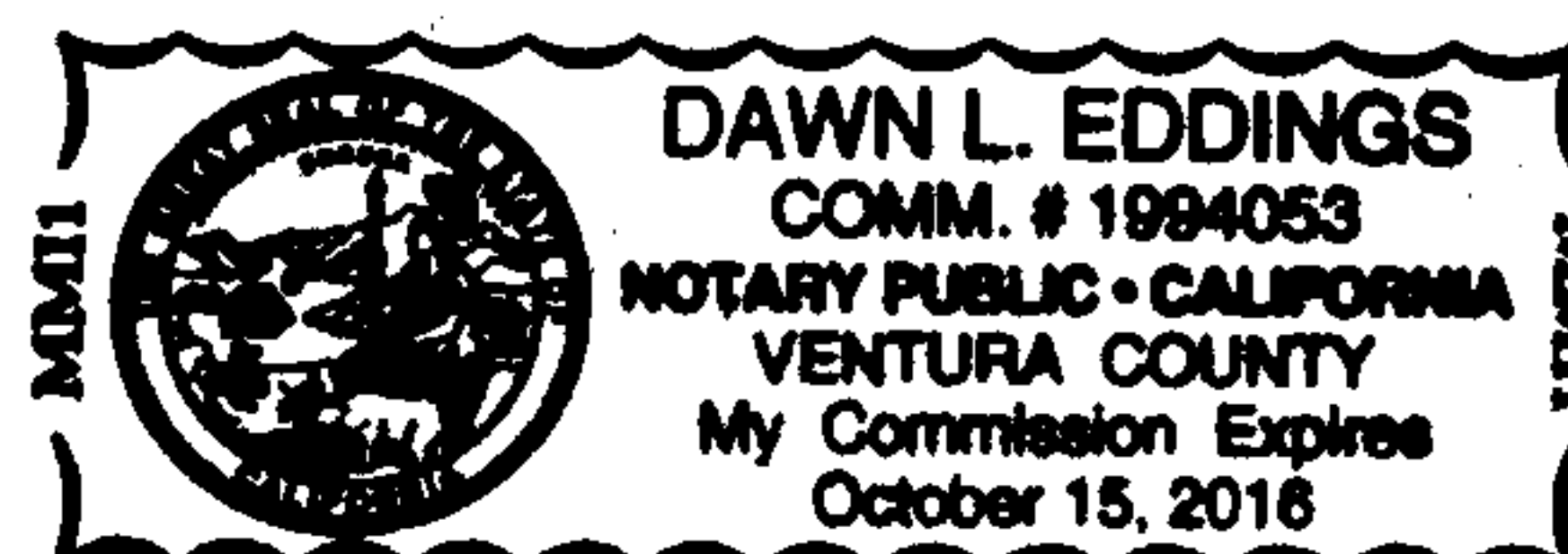
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Dawn L. Eddings
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quitclaim Deed

(Title or description of attached document)

(Title or description of attached documents continued)

Number of Pages 2 Document Date 1-23-13

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☒ Corporate Officer

AVP

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ◊ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ◊ Indicate title or type of attached document, number of pages and date.
 - ◊ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document



Real Estate Sales Validation Form

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

Grantor's Name BANKOF AMERICA, NA
Mailing Address 7105 CORPORATE DRIVE
PLANO, TX 75024

Grantee's Name LEO HUANT
Mailing Address 3434 PELHAM PARKWAY
PELHAM, AL 35242

Property Address 2001 EAGLE CREEK CIRCLE
BIRMINGHAM, AL 35242

Date of Sale 1/31/2013

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 178,500.00

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
☒ Sales Contract
☐ Closing Statement

- ☐ Appraisal
☐ Other _____

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 avail

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 2/15/13

Print Till Stoumen AIF

Unattested

Sign [Signature] AIF

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

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