

Gift

THIS INSTRUMENT WAS PREPARED BY:

Morris, Manning & Martin, LLP
990 Hammond Drive, Suite 300
Atlanta, GA 30328
File#H0264
REO#989754

SEND TAX NOTICE TO:

Habitat for Humanity International, Inc.
270 Peachtree St NW #1300
Atlanta, GA 30303



20130301009086710 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
03/01/2013 01:08:46 PM FILED/CERT

RETURN TO:

Magic City Title, Inc.
3535 Grandview Parkway, Suite 550
Birmingham, AL 35243

Statutory Warranty Deed

STATE OF ALABAMA §
 §
COUNTY OF SHELBY §

KNOW ALL MEN BY THESE PRESENTS THAT:

Bank of America, N.A., whose address is 400 National Way, Simi Valley, CA 93065 (hereinafter called "Grantor"), for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **Habitat for Humanity International, Inc.** (hereinafter called "Grantee"), whose mailing address is 270 Peachtree Street NW, Suite 1300, Atlanta, GA 30303, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto Grantee all of Grantor's rights, titles, powers, privileges and interests in and to that certain real property situated in **Shelby County, Alabama**, and more particularly described, to-wit:

Lot 5, according to the Survey of Navajo Hills Fifth Sector, as recorded in Map Book 5, Page 128, in the Probate Office of Shelby County, Alabama

together with: (a) all of the improvements, buildings, structures, fixtures, additions, enlargements, extensions and modifications thereon, (b) all tenements, hereditaments, rights, privileges, interests, easements, and appurtenances now or hereafter belonging or in any way pertaining thereto, and (c) all after acquired title therein and thereto.

SUBJECT TO real estate taxes and assessments not yet due and payable, covenants, conditions, restrictions, easements, rights of way and other matters of record, applicable zoning, land use, and similar laws and regulations and any and all matters which would be disclosed by an accurate survey of the property (the "Permitted Exceptions")

TO HAVE AND TO HOLD, the described property with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit, and behoof of Grantee forever in FEE SIMPLE, SUBJECT, HOWEVER, to the Permitted Exceptions,

AND Grantor does warrant the title to the land conveyed, subject to the Permitted Exceptions, and will defend the same against all persons properly and validly claiming by, through or under the Grantor, but against none other.

EXECUTED this 22nd day of February, 2013, to be effective for all purposes as of the 22nd day of February, 2013.

Grantor:
Bank of America, N.A.
By: *Lucero Pena*
Name: Lucero Pena
Title: Assistant Vice President

~~State of California~~

~~Ventura County~~

~~I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that _____, whose name as _____ of Bank of America, N.A. is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.~~

~~Given under my hand and official seal this _____ day of _____, 2013.~~

~~see attached
NOTARY PUBLIC~~

~~SEAL~~



20130301000086710 2/3 \$19.00
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03/01/2013 01:08:46 PM FILED/CERT

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Ventura

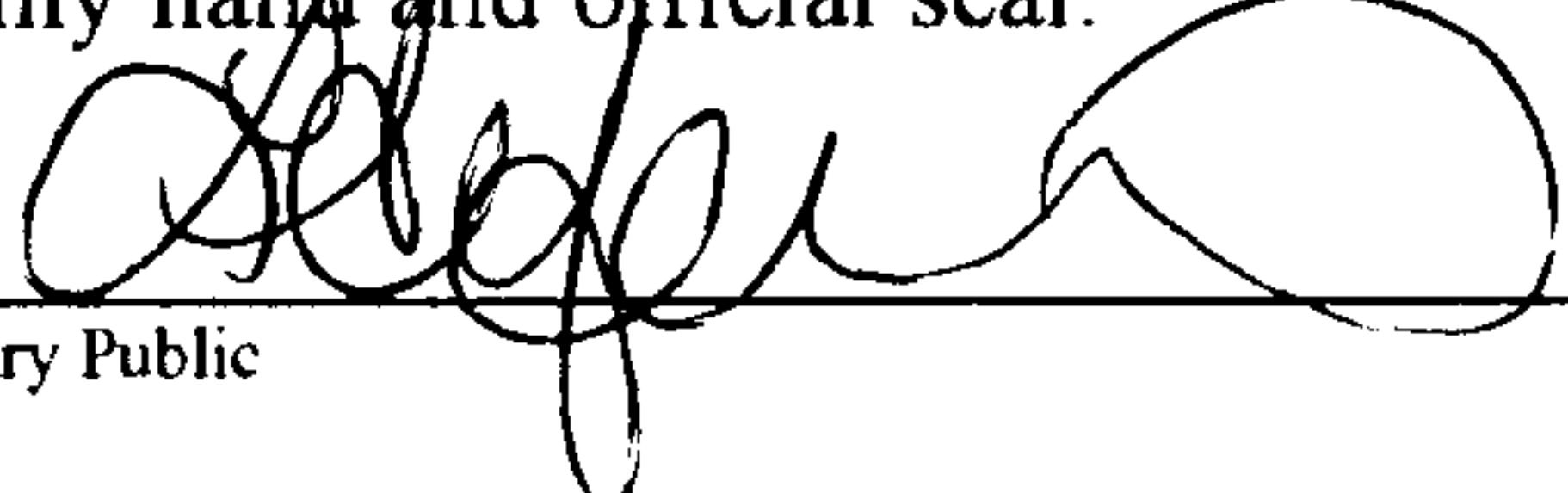
On February 22, 2013 before me, Lidia Alfaro - Notary Public
(Here insert name and title of the officer)

personally appeared Lucero Pena

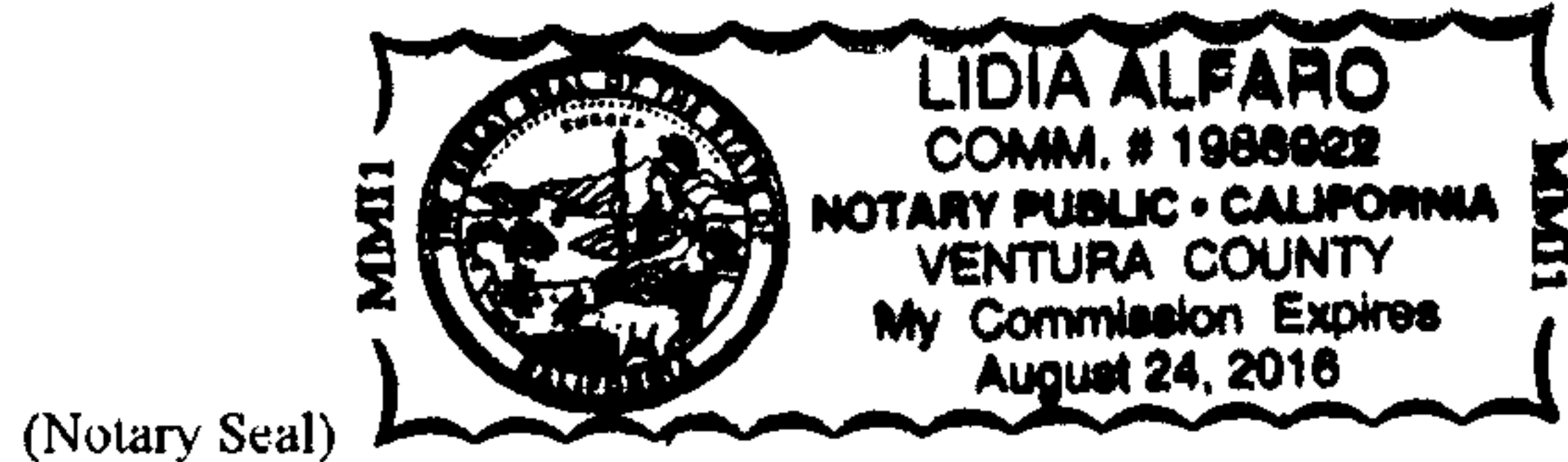
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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



Signature of Notary Public



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Statutory Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 2/22/2013

(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