



20130312000103240 1/4 \$117.00  
Shelby Cnty Judge of Probate, AL  
03/12/2013 02:24:50 PM FILED/CERT

Commitment Number: 3105723

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:  
ServiceLink Hopewell Campus  
4000 Industrial Boulevard  
Aliquippa PA 15001  
(800) 439-5451

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**23-5-21-0-006-032.000**

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**SPECIAL WARRANTY DEED**

**Bank of America, N.A.**, whose mailing address is **2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082**, hereinafter grantor, for \$96,000.00 (Ninety-Six Thousand Dollars and no Cents) in consideration paid, grants with covenants of special warranty to **SAFE FUTURE BIRMINGHAM, LLC**, hereinafter grantee, whose tax mailing address is **137 Business Center Drive Birmingham, AL 35244**, the following real property:

**SITUATED in the County of Shelby, State of Alabama described as: Lot 41, according to the Survey of Grande View Garden and Townhomes First Addition, as recorded in Map Book 26, Page 16, in the Probate Office of Shelby County, Alabama. Being the same property as conveyed from Corvin Auctioneering, LLC (by Michael Corvin), as Auctioneer to Bank of America, N.A., as described in Document No. 20121220000486330, Dated 12/14/2012, Recorded 12/20/2012 in Shelby County Records.**

**Property Address is: 199 GARDENSIDE DR ALABASTER, AL 35007**

Shelby County, AL 03/12/2013  
State of Alabama  
Deed Tax: \$96.00

**Property Address is: 199 GARDENSIDE DR ALABASTER, AL 35007**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20121220000486330**

**The Grantee (s), or purchaser (s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.**



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Executed by the undersigned on FEBRUARY 13, 2013:

**Bank of America, N.A.**

By: 

Name: HAYLEY MCKEEFER

Its: AVP.

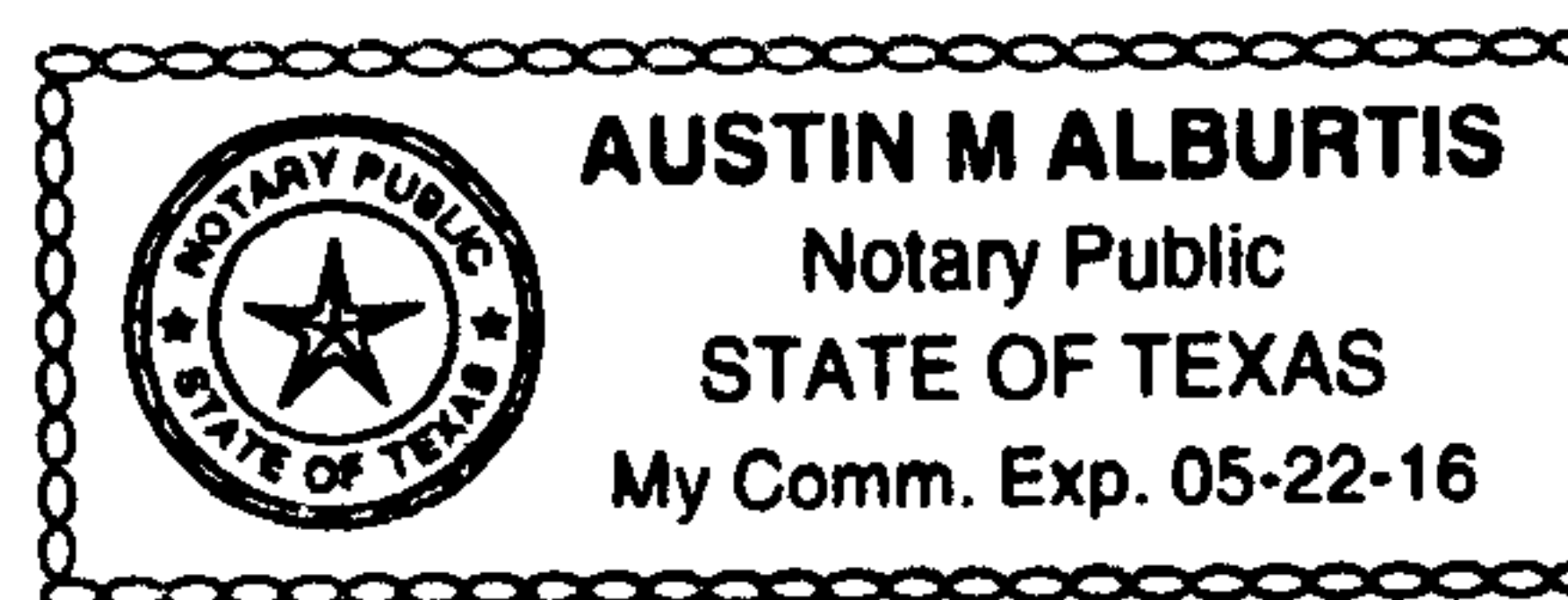
STATE OF TEXAS


COUNTY OF COLLIN

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that HAYLEY MCKEEFER its AVP., on behalf of the Grantor **Bank of America, N.A.** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in ~~his~~ her capacity as AVP. and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 13TH day of FEBRUARY, 2013

  
Notary Public  
AUSTIN M ALBURTIS



  
20130312000103240 3/4 \$117.00  
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# 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.

Grantee's Name <sup>Birmingham</sup> ~~Safe Future Real Estate~~  
Investments LLC

Mailing Address 2375 N. Glenville Drive (Mail  
Code: TX 983-01-01), Richardson,  
TX 75082

Mailing Address 137 Business Center Drive  
Birmingham, AL 35244

Property Address 199 GARDENSIDE DR  
ALABASTER, AL 35007

Date of Sale February 13, 2013  
Total Purchase Price \$96,000.00

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

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 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 FEBRUARY 13, 2013

Print HAYLEY MCKEEFER, AVP.

Unattested

Sign

(verified by)  
CINDY TON, AVP.

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

