

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

Source of Title: Instrument #
20120817000304580

STATE OF TEXAS

Sales Price: \$170,625.00
Loan Amount: \$0

COUNTY OF COLLIN

QUITCLAIM DEED

THIS INDENTURE, dated JANUARY 31, 2013, between **BANK OF AMERICA, N.A.**, as party of the first part, hereinafter called "Grantor", and **George Sudderth** 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).

WITNESSETH THAT: Grantor, for and in consideration of the sum of \$170,625.00 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 2611, according to the Survey of Weatherly Highlands, The Ledges Sector 26, Phase One, as recorded in Map Book 26, Page 145, in the Probate office of Shelby County, Alabama.

Assessment No.: 14-9-31-0-000-001-074

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:


Leslie Richardson
UNOFFICIAL WITNESS
LESLIE RICHARDSON, AVP

BY: Christine Gonzalez (SEAL)
BANK OF AMERICA, N.A.
TITLE: CHRISTINE GONZALEZ, AVP

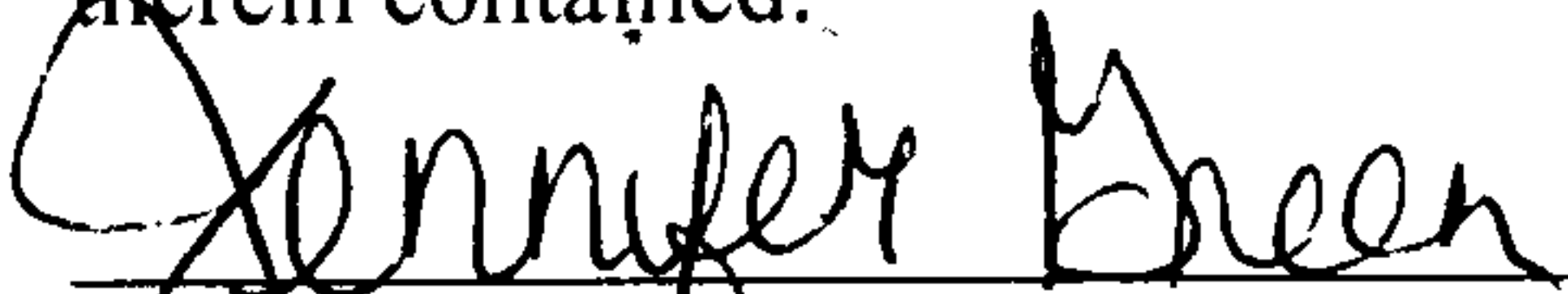
BY: Paula Meyer (SEAL)
TITLE: PAULA MEYER, AVP
(CORPORATE SEAL)

**Grantee's Address 3127 Old Ivy Rd
Irondale, AL 35210

Shelby County, AL 03/18/2013
State of Alabama
Deed Tax: \$171.00


20130318000112340 1/3 \$189.00
Shelby Cnty Judge of Probate, AL
03/18/2013 03:24:57 PM FILED/CERT

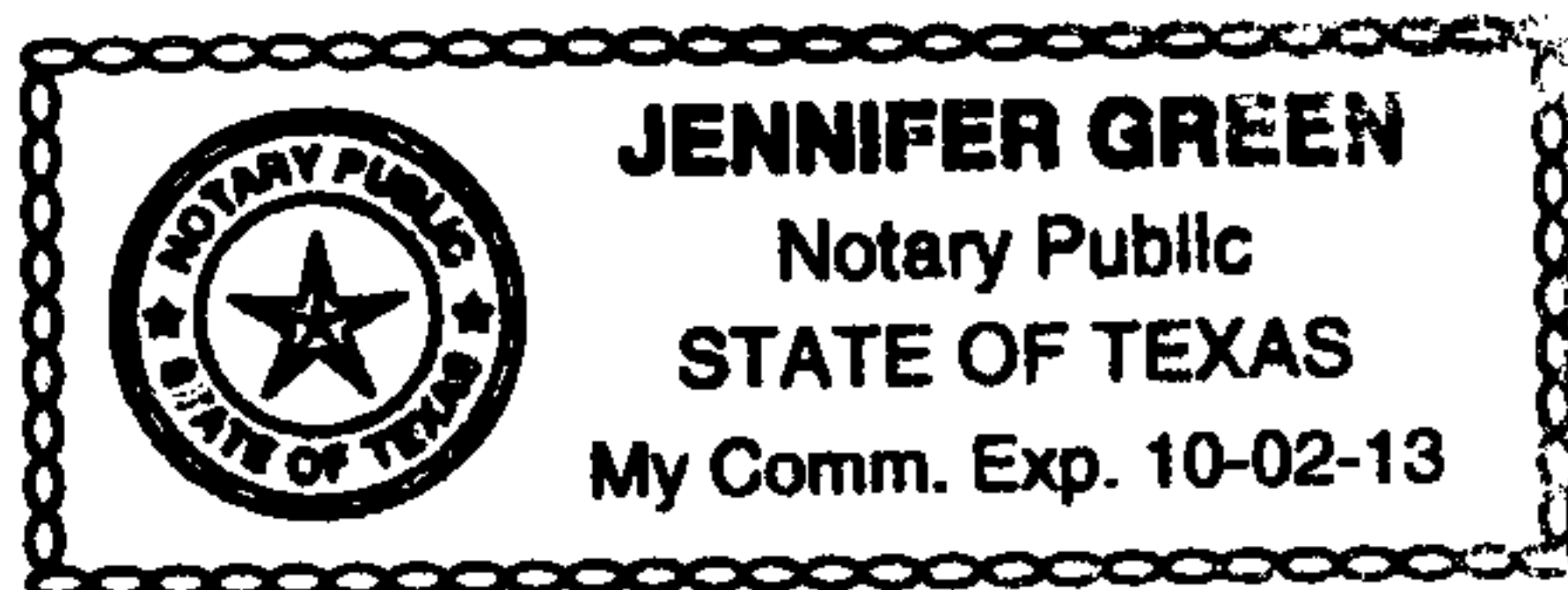
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared CHRISTINE GONZALEZ and PAULA MEYER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his or her oath acknowledged himself or herself to be the AVP and AVP of **BANK OF AMERICA, N.A.**, the within named bargainer, a corporation, and that he or she as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

 JENNIFER GREEN, AVP

NOTARY PUBLIC

My commission expires: 10-2-13

(NOTARY SEAL)



20130318000112340 2/3 \$189.00
Shelby Cnty Judge of Probate, AL
03/18/2013 03:24:57 PM FILED/CERT

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 7105 CORPORATE DRIVE
PLANO, TX 75024


Grantee's Name GEORGE SUDDERTH
Mailing Address 3127 OLD IVY ROAD
IRONDALE, AL 35210

Property Address 458 OXFORD WAY
PELHAM, AL 35124

Date of Sale 02/07/2013
Total Purchase Price \$ 170625.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____


20130318000112340 3/3 \$189.00
Shelby Cnty Judge of Probate, AL
03/18/2013 03:24:57 PM FILED/CERT

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 _____

☐ 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 Amy Roebuck

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1