

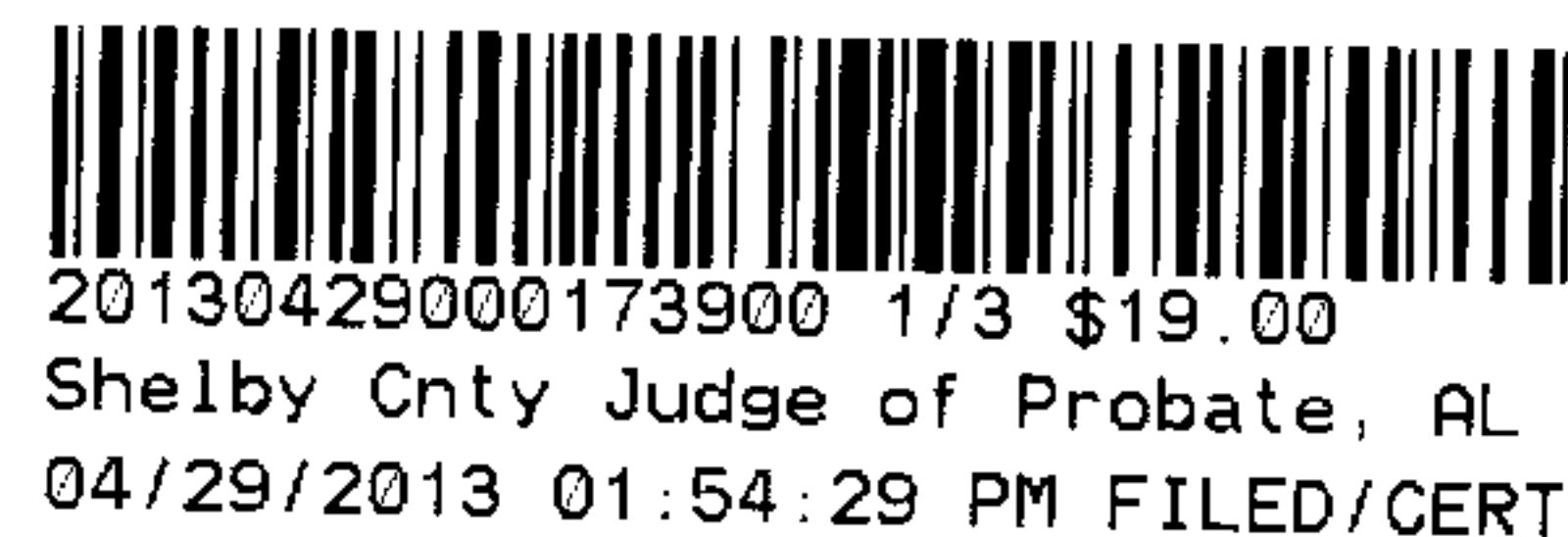
Mortgagor:
Ginger M. Stapp

FHA NO:0116292418703

STATE OF ALABAMA

COUNTY OF SHELBY

SPECIAL WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, that for valuable consideration to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned BANK OF AMERICA, N.A., (hereinafter called the "Grantor") has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto SECRETARY OF HOUSING AND URBAN DEVELOPMENT, of Washington, D.C., his successors and assigns, (hereinafter called "Grantee"), the following described property situated in Shelby County, Alabama:

Lot 28, according to the survey of Shelby Forest Estates, as recorded in Map Book 21, Pages 117, A&B in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.

And being the same parcel of land acquired by Grantors by Deed recorded in Instrument No. 20130125000034280, among the Probate Court records of Shelby County, Alabama.

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns, forever.

IN WITNESS WHEREOF, BANK OF AMERICA, N.A., has caused this conveyance to be executed in its name by its undersigned officer, this 25 day of February, 2013.

410 Shelby Forest Drive, Chelsea, AL 35043
SWD 1052

Bank of America, N.A.

BY: Amy Ward 2.25.13
Amy J. Ward
As Its Assistant Vice President

STATE OF Pennsylvania

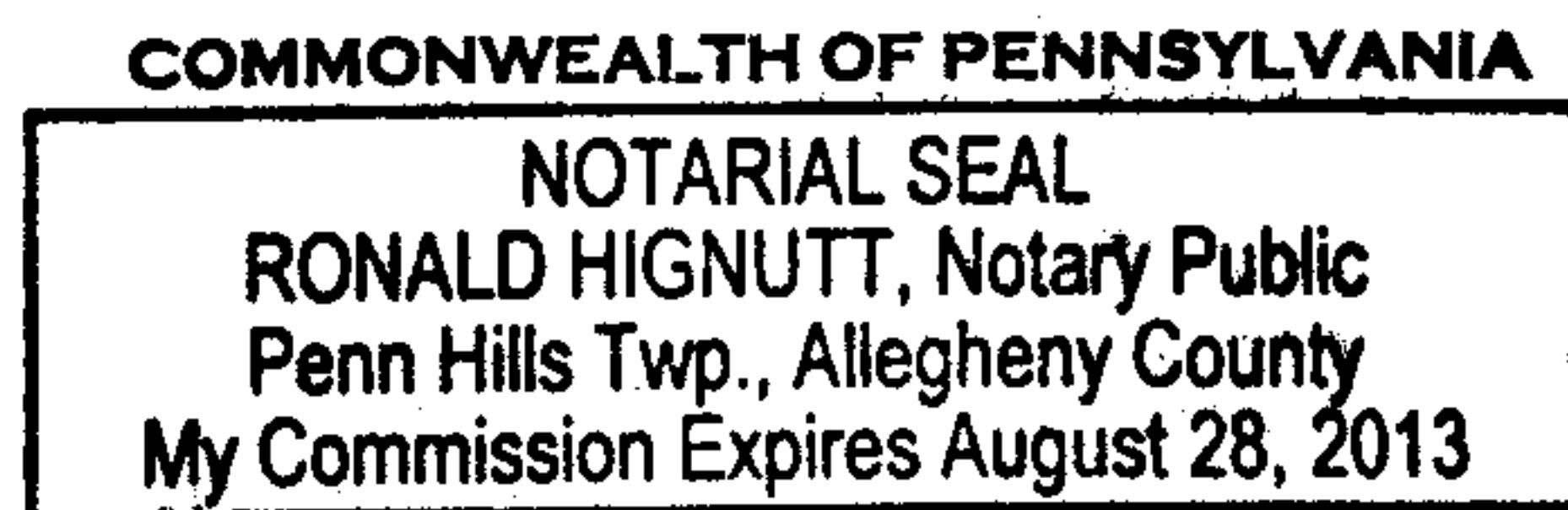
COUNTY OF Allegheny

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Amy J. Ward, whose name as Assistant Vice President of BANK OF AMERICA, N.A., organized and existing under the laws of the State of North Carolina, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, ^{or} he, as such officer and with full authority, executed the same voluntarily for and as the act of said national association.

Given under my hand and seal this 25 day of February, 2013.

Ronald Hignutt
NOTARY PUBLIC
My Commission expires: August 28, 2013

[AFFIX SEAL]

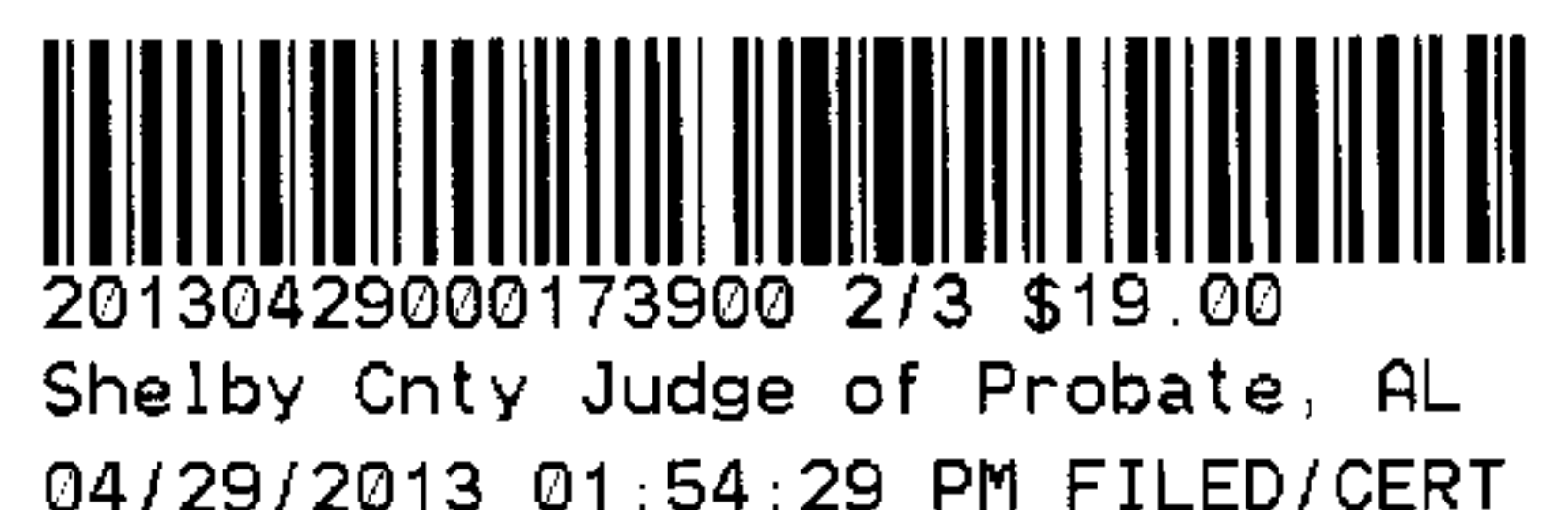


This instrument prepared by:
GOODMAN G. LEDYARD
Pierce Ledyard, P.C.
P.O. Box 161389
Mobile, AL 36616
(251) 338-1300

GRANTEE'S ADDRESS

Medical Forum Building
950 22nd Street North, Suite 900
Birmingham, AL 35203

410 Shelby Forest Drive, Chelsea, AL 35043
SWD 2 of 2



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
Mailing Address 7105 Corporate Drive
Plano, TX 75024

Grantee's Name HUD
Mailing Address Medical Forum Building
950 22nd Street North, Suite 900
Birmingham, AL 35203

Property Address 410 Shelby Forest Drive
Chelsea, AL 35043

Date of Sale 2/25/13

Total Purchase Price \$ 203,011.78

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 FC Bid Price

☐ 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 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 4/26-13

Print Laila Alonzo

Sign

Laila Alonzo
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1

