

20130510000195680 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
05/10/2013 03:00:30 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

FHA CASE NO.: 011-5788667-703

KNOW ALL MEN BY THESE PRESENTS that for Two Hundred Twenty Thousand, Forty Four dollars and 91/100 (\$220,044.91) in hand paid to Bank of America, N.A., the grantor, as party of the first part, by The Secretary of Housing and Urban Development of Washington, D.C., as party of the second part, the receipt of which is hereby acknowledged, the party of the first part does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said party of the second part, its successors and assigns, subject to the provisions hereinafter contained, the following described real property situated in Shelby County, Alabama:

The following described property, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 12, according to the Plat of Old Ivy Subdivision, Phase I, Being a resurvey of portions of Lots 22 - 32 Tract Fifty One Subdivision, Parcel "B", recorded in Map Book 11, Page 26, all situated in the Southwest 1/4 of Section 14 and the Northwest 1/4 of Section 23, Township 22 South, Range 2 West, in the Office of the Judge of Probate of Shelby County, Alabama, as recorded in Map Book 35, Page 43A and 43B, and as amended in the Amended Map of Old Ivy Subdivision, Phase 1, recorded in Map Book 36, Page 5A and 5B, in the Office of the Judge of Probate of Shelby County, Alabama.

Excepting therefrom all interest in and to all oil, gas and other minerals, in on and/or under said property and all rights in connection therewith which may have been granted, reserved or released to others including but not limited to those rights referred to in Instruments of Record in Book 114, Page 193 and Book 144, Page 196, and Doc. No. 20050815000418520, in the Office of the Judge of Probate of Shelby County, Alabama.

Further excepting therefrom any restrictions, reservations, setbacks and easements, if any, as shown on the Plat recorded in Document No. 20050614000290310, in the Office of the Judge of Probate of Shelby County, Alabama; and

Further excepting therefrom easement/right of way granted to Alabama Power Company in Deed Book 121, Page 464, Deed Book 188, Page 43 and Deed Book 80, Page 195, in the Office of the Judge of Probate of Shelby County, Alabama.

Further excepting therefrom timber deed as recorded in Instrument No. 1995-28005, in the Office of the Judge of Probate of Shelby County, Alabama.

PROPERTY ADDRESS: 120 Ivy Trace, Calera, AL 35040

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns, forever.

This deed shall be EFFECTIVE the 9 day of April, 2013.

SWD 120 Ivy Trace  
Calera AL 35040  
page 1 of 2

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its undersigned officers,  
thereunto duly authorized, this the 9 day of April, 2013.

Bank of America, N.A.

AFFIX CORPORATE SEAL

BY: Tiffany Lynn Boswell Conley 4/9/13  
Tiffany Lynn Boswell Conley  
Its: Assistant Vice President (AVP)  
ATTEST: K. Dennis 4/9/13  
Kayla Marie Dennis  
Its: Assistant Vice President

ACKNOWLEDGMENT

STATE OF Pennsylvania  
COUNTY Allegheny

On April 9, 2013 before me, Tracy Murello-Notary personally appeared Tiffany Lynn Boswell Conley and Kayla Marie Dennis, who provided 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.

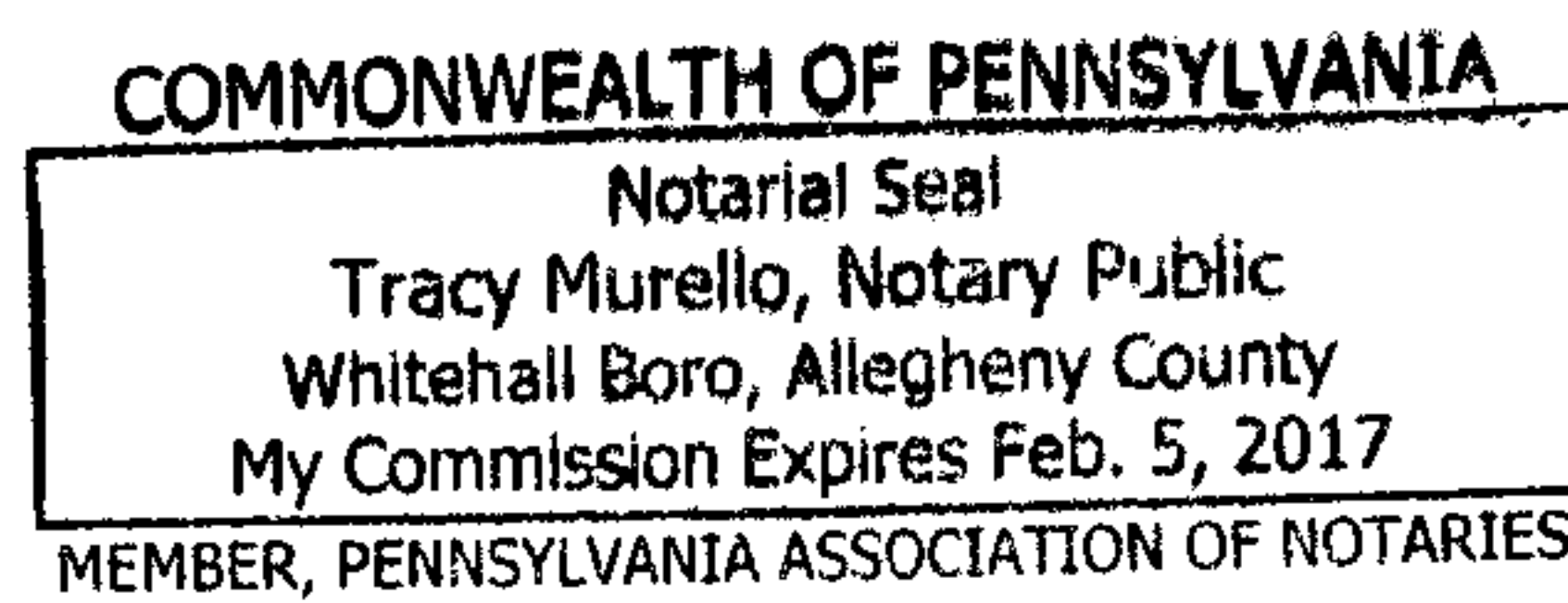
I certify under PENALTY OF PERJURY under the laws of the State of Pennsylvania that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Tracy Murello

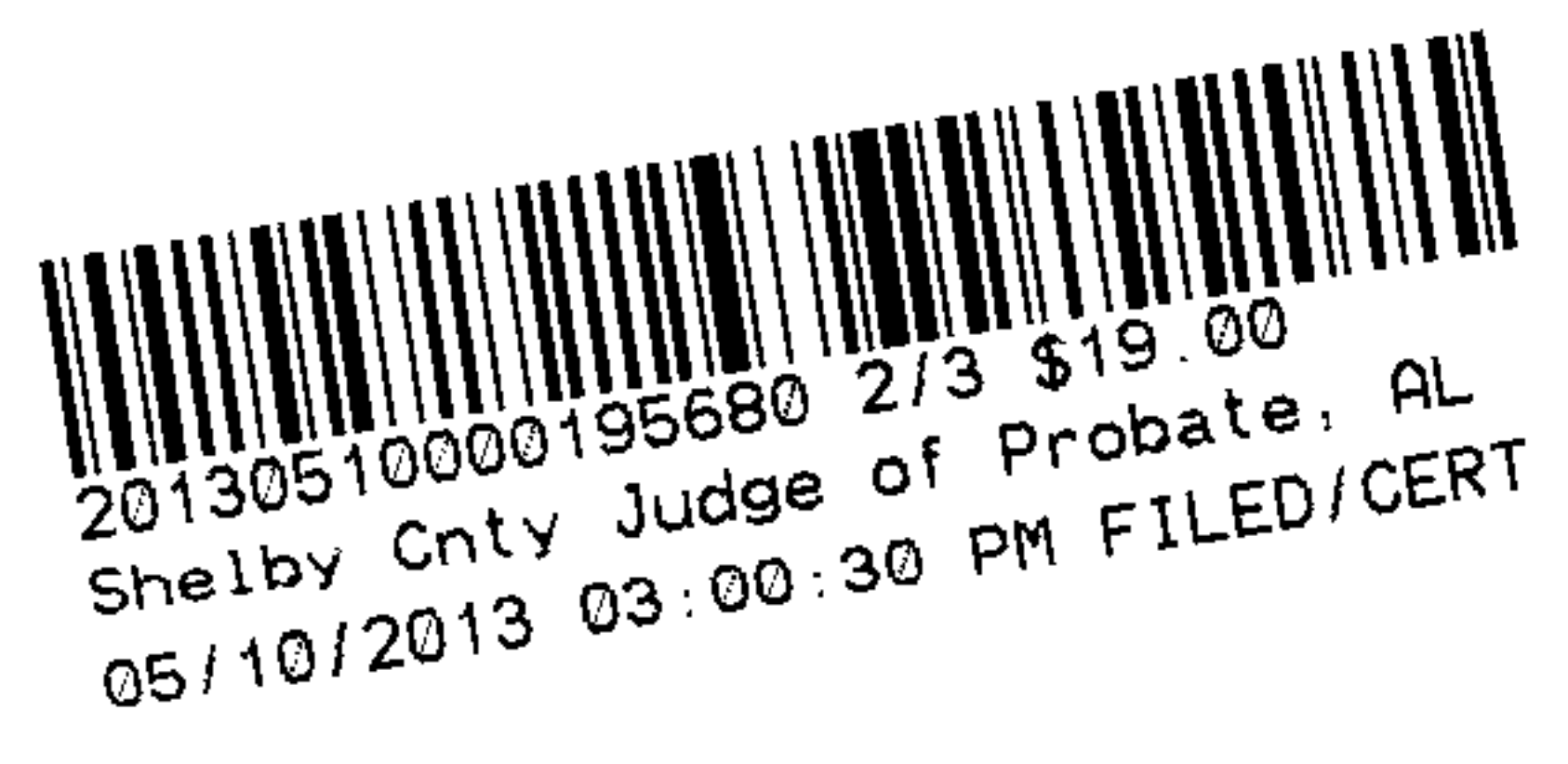
GRANTEE'S ADDRESS:  
Secretary of Housing & Urban  
Development  
600 Beacon Parkway West  
Beacon Ridge Tower Suite 300  
Birmingham, Alabama 35209

GRANTOR'S ADDRESS:  
Bank of America, N.A.  
5401 N. Beach Street  
Ft. Worth, Tx



This instrument prepared by:

Beth McFadden Rouse  
McFADDEN, LYON & ROUSE, L.L.C.  
718 Downtowner Boulevard  
Mobile, Alabama 36609  
2474-8635



SWD 120 Ivy Trace  
Catera AI 35040  
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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.  
Mailing Address 5401 N. Beach Street  
Ft. Worth, TX 76137

Grantee's Name Secretary of Housing & Urban Deve  
Mailing Address 600 Beacon Parkway West  
Beacon Ridge Tower, Suite 300  
Birmingham, Alabama 35209

Property Address 120 Ivy Trace  
Calera, Alabama 35040

Date of Sale April 9, 2013  
Total Purchase Price \$ 220,044.91



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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 Statutory Warranty Deed  
☐ 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 5/8/13

Print Beth McFadden Rom

Unattested

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1