

*Statutory*  
WARRANTY DEED

20130523000212410 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
05/23/2013 12:29:51 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

FHA CASE NO.: 011-6214984-703

KNOW ALL MEN BY THESE PRESENTS that for \$150,091.80 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:

**LOT 574, ACCORDING TO MAP AND SURVEY OF FOREST LAKES, 10TH SECTOR, AS RECORDED IN MAP BOOK 31, PAGE 25 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

Property Address: 370 Forest Lakes Drive, Sterrett, AL 35147

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 4<sup>th</sup> day of December, 2012.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its undersigned officers, thereunto duly authorized, this the 4<sup>th</sup> day of December, 2012.

Bank of America, N.A.

AFFIX CORPORATE SEAL

BY: Jacqueline Woods 12/4/12  
Jacqueline Woods (AVP)

ITS: Assistant Vice President

ATTEST: Shawndolyn M. Wilkerson 12/4/12  
SHAWNDOLYN M. WILKERSON

ITS: ASSISTANT VICE PRESIDENT (AVP)

370 Forest Lakes Dr. Sterrett, AL 35147

ACKNOWLEDGMENT

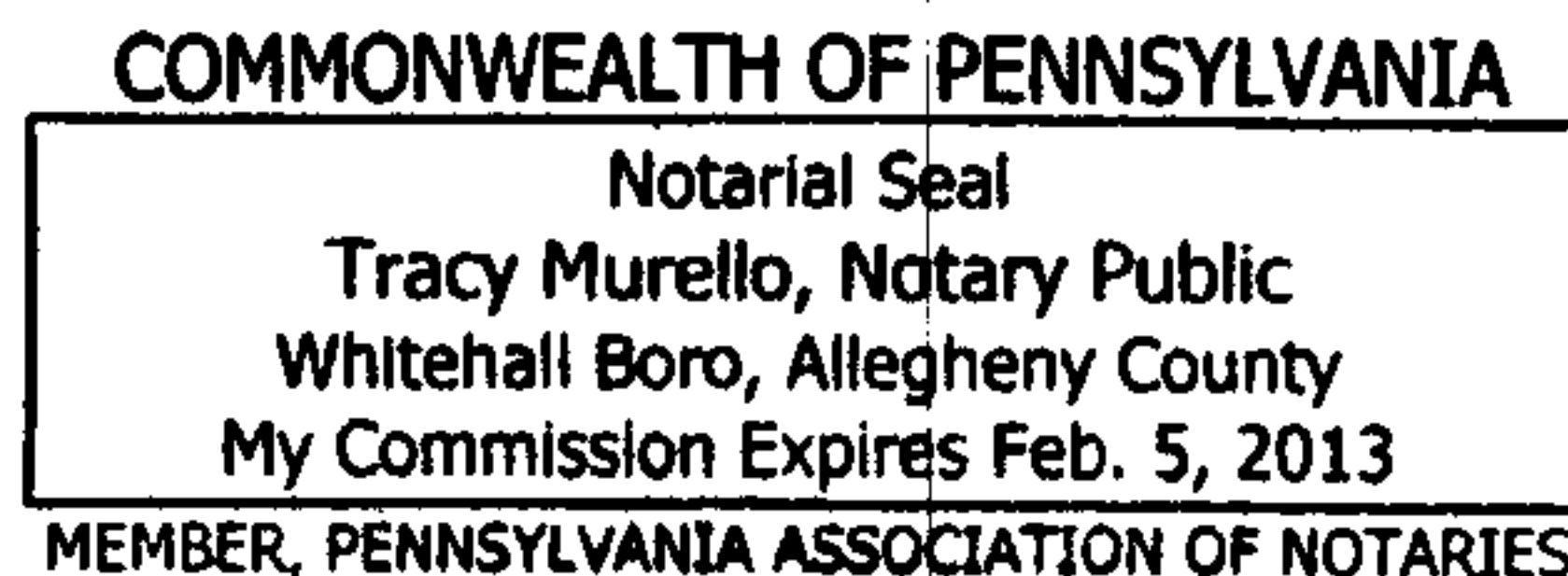
STATE OF Pennsylvania  
COUNTY Allegheny

On December 4, 2012 before me, Tracy Murello-Notary, personally appeared Jacqueline Woods (ANP) and Shawndoun Wilkerson (ANP) 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 76137

This instrument prepared by:

Beth McFadden Rouse  
McFADDEN, LYON & ROUSE, L.L.C.  
718 Downtowner Boulevard  
Mobile, Alabama 36609  
2474-10115  
Brian Kirk

370 Forest Lakes Drive - Sterrett, AL 35147



# 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 370 Forest Lakes Dr.  
Sterrett, Alabama 35147

Date of Sale December 4, 2012

Total Purchase Price \$ 150,091.80

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

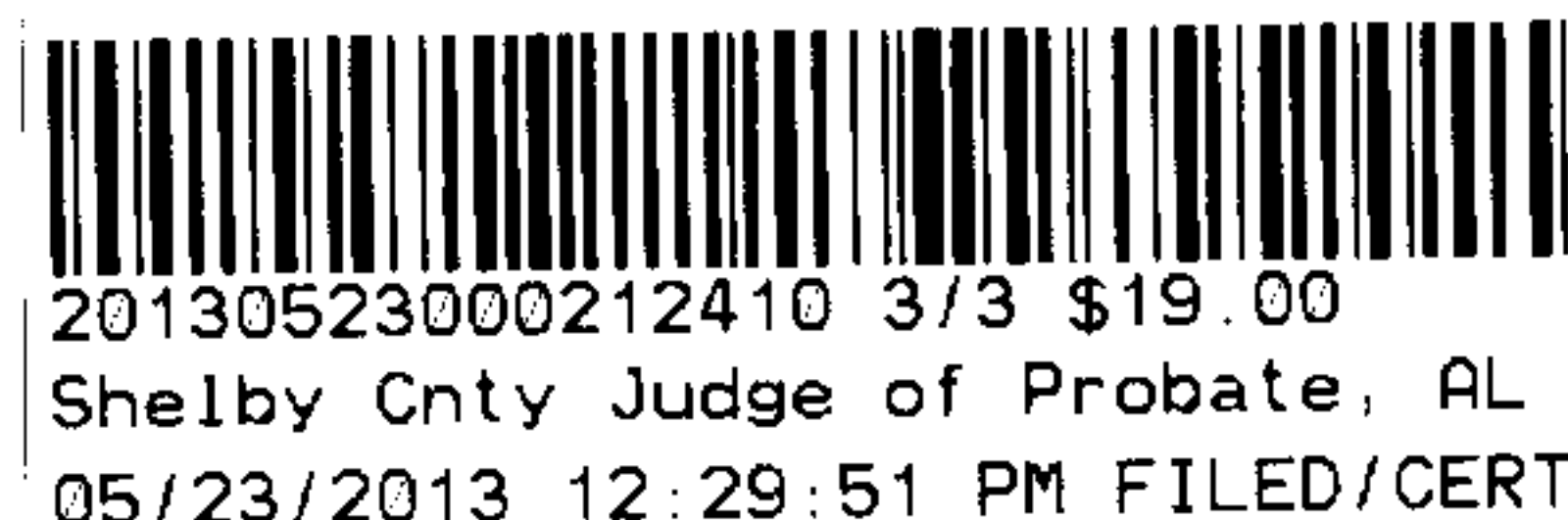
☐ Appraisal

☐ Sales Contract

☒ Other Statutory Warranty Deed

☐ Closing Statement

If the conveyance document presented for recordation contains all of the rec 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 5/15/13

Print Ben M. Fadden, Jr. Atty. Gr. & Tor

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1