

20130603000225200 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
06/03/2013 12:00:28 PM FILED/CERT

Statutory
WARANTY DEED

STATE OF ALABAMA
COUNTY OF **SHELBY**

FHA CASE NO.: **0116840293703**

KNOW ALL MEN BY THESE PRESENTS that for One and No/100 (\$1.00) Dollar and other good and valuable consideration 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 **SHELLBY** County, Alabama:

LOT 27, ACCORDING TO THE FINAL RECORD OF GREYSTONE FARMS, TERRACE HILLS, AS RECORDED IN MAP BOOK 24, PAGE 54, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS AND HUGH DAVID DRIVE, ALL AS MORE PARTICULARLY DESCRIBED IN THE GREYSTONE FARMS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 1995-16401, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

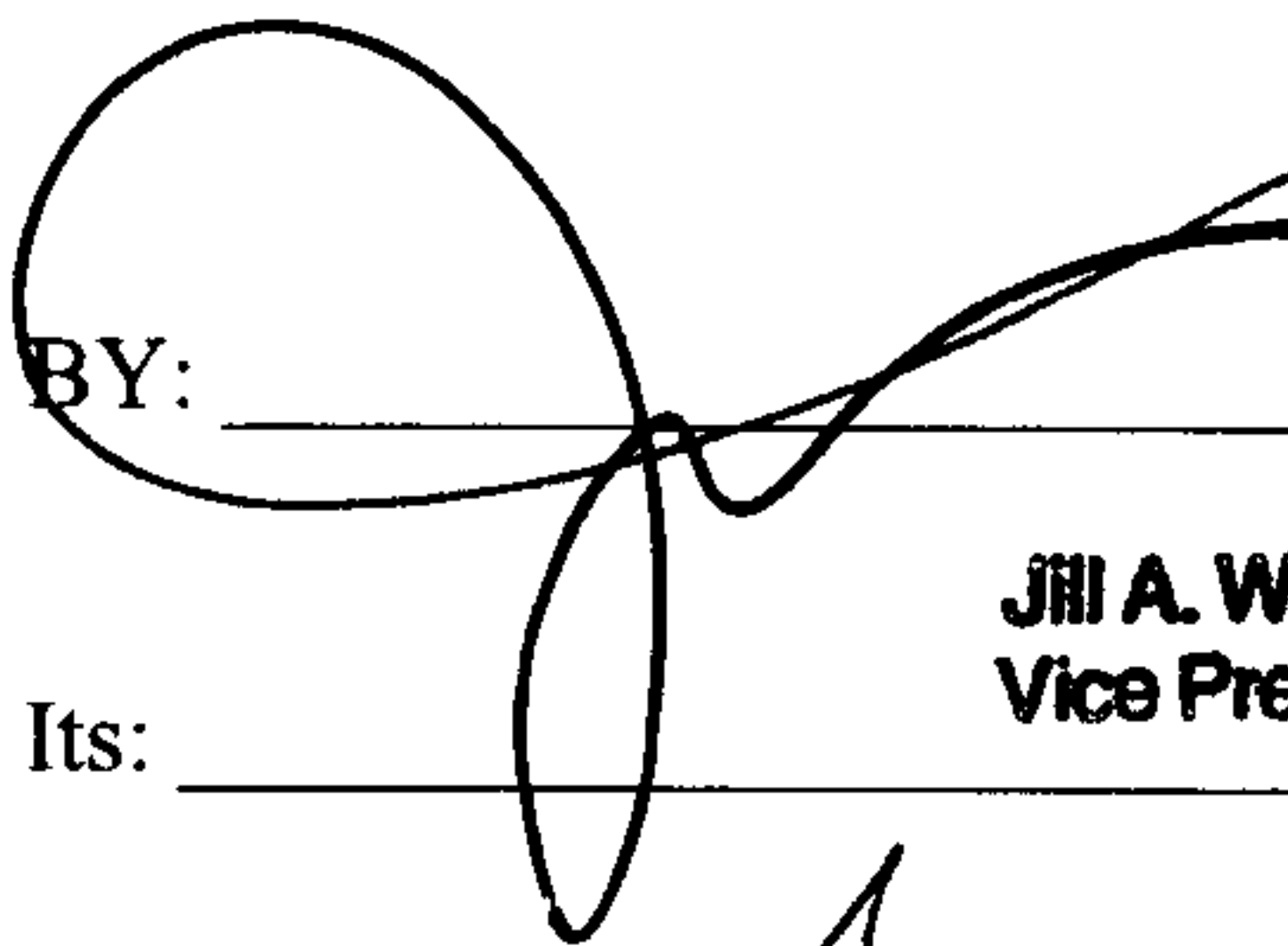

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns, forever.

This deed shall be **EFFECTIVE** the 31st day of August, 2012.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its undersigned officers, thereunto duly authorized, this the 31st day of August, 2012.

Bank of America, N.A.

AFFIX CORPORATE SEAL

BY: 
Its: **Jill A. Wosnak**
Vice President
ATTEST: 
Alicia Asuncion
Its: **Assistant Vice President**

ACKNOWLEDGMENT

State of California

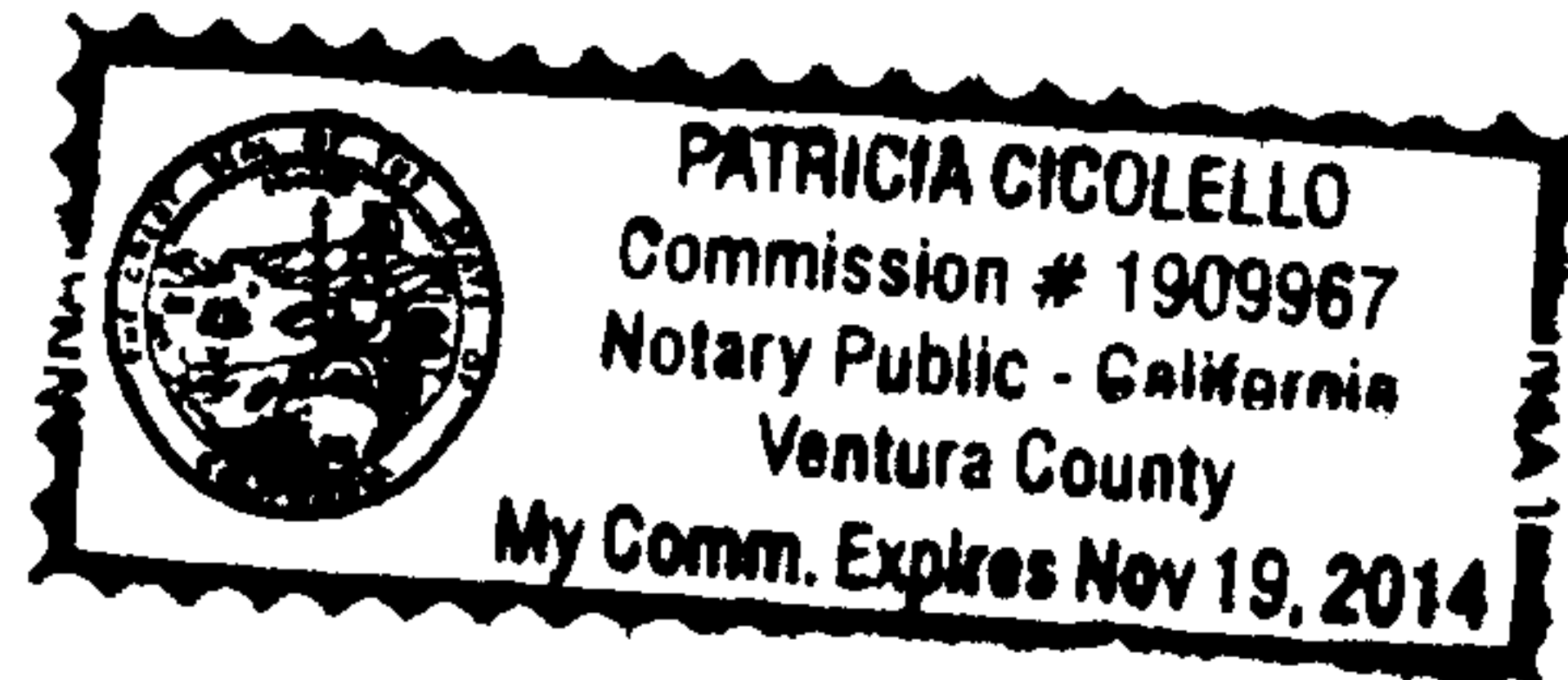
County of Ventura

On AUG 31 2012 before me, Patricia Cicoello - Notary Public, personally appeared Jill A. Wenzel & Alicia Asuncion, 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature P. Cicoello



Grantee s Address:

**Secretary of Housing & Urban
Development
600 Beacon Parkway West
Beacon Ridge Tower Suite 300
Birmingham, AL 35209**

This instrument prepared by:

William S. McFadden
McFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
Thy Nguyen
2474-12140

Warranty deed



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 6109 Terrace Hills
Birmingham, Alabama 35242

Date of Sale August 31, 2012

Total Purchase Price \$ 197,642.17

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 Auctioneer deed rec @Inst #20121018000401670

☐ 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 |
to property and their current mailing address.

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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 5/30/13

Print William S. McFadden

Unattested

Sign [Signature] attorney

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1