

INVESTOR NUMBER: 011-6150647-703

Bank of America CM #: 257914

20130611000238560 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
06/11/2013 10:23:04 AM FILED/CERT

MORTGAGOR(S): MICHAEL J. LANE AND RETA M. LANE

Grantee's Address:
Secretary of Housing and Urban Development
c/o Michaelson, Connor & Boul
4400 Will Rogers Parkway
Suite 300
Oklahoma City, OK 73108-183

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Bank Of America, N A.**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Housing and Urban Development, his Successors and Assigns**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Commence at the northwest corner of Section 22, Township 21 South, Range 03 West, Alabaster, Shelby County, Alabama and run thence southerly along the west line of said section a distance of 532.65 feet to a steel pin corner and the point of beginning of the property being described; Thence continue along last described course a distance of 209.45 feet to a steel pin corner; Thence turn a deflection angle of 87 degrees 31 minutes 40 seconds to the left and run easterly a distance of 240.86 feet to a steel pin corner; Thence turn a deflection angle of 53 degrees 05 minutes 57 seconds to the left and run northeasterly a distance of 261.86 feet to a steel pin corner; Thence turn a deflection angle of 126 degrees 55 minutes 16 seconds to the left and run westerly a distance of 407.12 feet to the point of beginning, containing 1.56 acres.

There is a required easement for Ingress and egress as shown on the plat across the property adjacent to and east of this property that is described as follows:

Commence at the northwest corner of Section 22, Township 21 south, Range 3 west, Alabaster, Shelby County, Alabama and run

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thence southerly along the west line of said section a distance of 532.65 feet to a steel pin corner and the point of beginning of the property being described; Thence continue along last described course a distance of 209.45 feet to a steel pin corner; Thence turn a deflection angle of 87 degrees 31 minutes 40 seconds to the left and run easterly a distance of 240.86 feet to a steel pin corner and the point of beginning of the easement being described; Thence continue along last described course a distance of 25.00 feet to a point; Thence turn a deflection angle of 53 degrees 05 minutes 57 seconds to the left and run northeasterly a distance of 230.60 feet to a point; Thence turn a deflection angle of 53 degrees 04 minutes 24 seconds to the right and run easterly a distance of 29.44 feet to a point; Thence turn a deflection angle of 91 degrees 33 minutes 32 seconds to the left and run northerly a distance of 25.00 feet to a point; Thence turn a deflection angle of 88 degrees 26 minutes 28 seconds to the left and run westerly a distance of 35.00 feet to a point marking the northeast corner of the just described parcel; Thence turn a deflection angle of 53 degrees 04 minutes 44 seconds to the left and run southwesterly a distance of 261.86 feet to the point of beginning and the end of required easement.


There is an existing twenty (20.0 foot) foot easement for access to Washington Street in the City of Alabaster, Alabama described as follows:

Commence at the northwest corner of Section 22, Township 21 south, Range 3 west, Alabaster, Shelby County, Alabama and run thence southerly along the west line of said section a distance of 532.65 feet to a point; Thence turn 87 degrees 32 minutes 52 seconds left and run easterly a distance of 442.12 feet to the point of beginning of the easement being described; Thence continue last described course 210.00 feet to a point on the west margin of Washington Street; Thence turn 88 degrees 23 minutes 24 seconds right and run southerly along said margin of said street 20.0 feet to a point; Thence turn 91 degrees 36 minutes 36 seconds right and run westerly 210.00 feet to a point; Thence turn 91 degrees 36 minutes 40 seconds right and run northerly 20.0 feet to the point of beginning and the end of easement.

The hereinabove described parcel is one and the same as described in deed recorded in Instrument No. 200707240000345950 and mortgage recorded in Instrument No. 200901260000023980.

Property Street Address: 103 Washington Lane, Alabaster, AL 35007

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TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 26 day of September, 2012.

BANK OF AMERICA, N A.

By: Eileen A. Papariella 9/26/12
Eileen A. Papariella
Its: Vice President

STATE OF Pennsylvania)

COUNTY OF Allegheny)

I, Robert M Thiebaud, a Notary Public in and for said County in said State, hereby certify that Eileen A. Papariella, whose name as Vice President of Bank Of America, N A., 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 the conveyance, he she as such Vice President, and with full authority, executed the same voluntarily for and as the act of said Vice President.

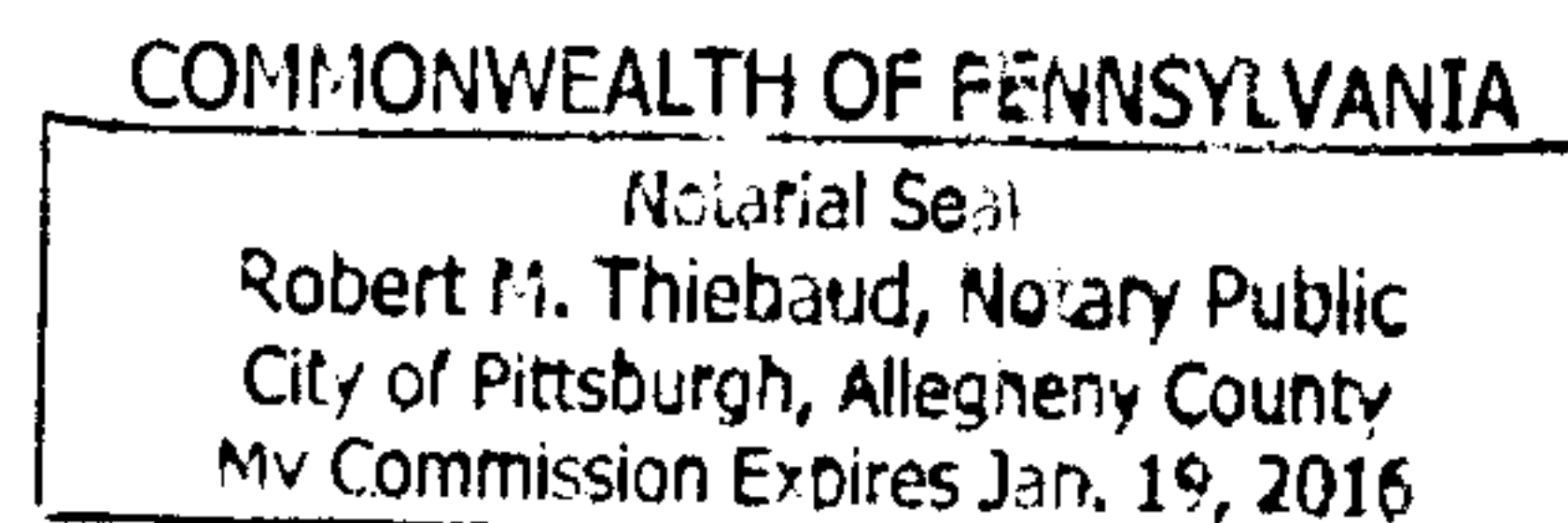
Given under my hand this the 26 day of September, 2012.

Robert M Thiebaud
Notary Public

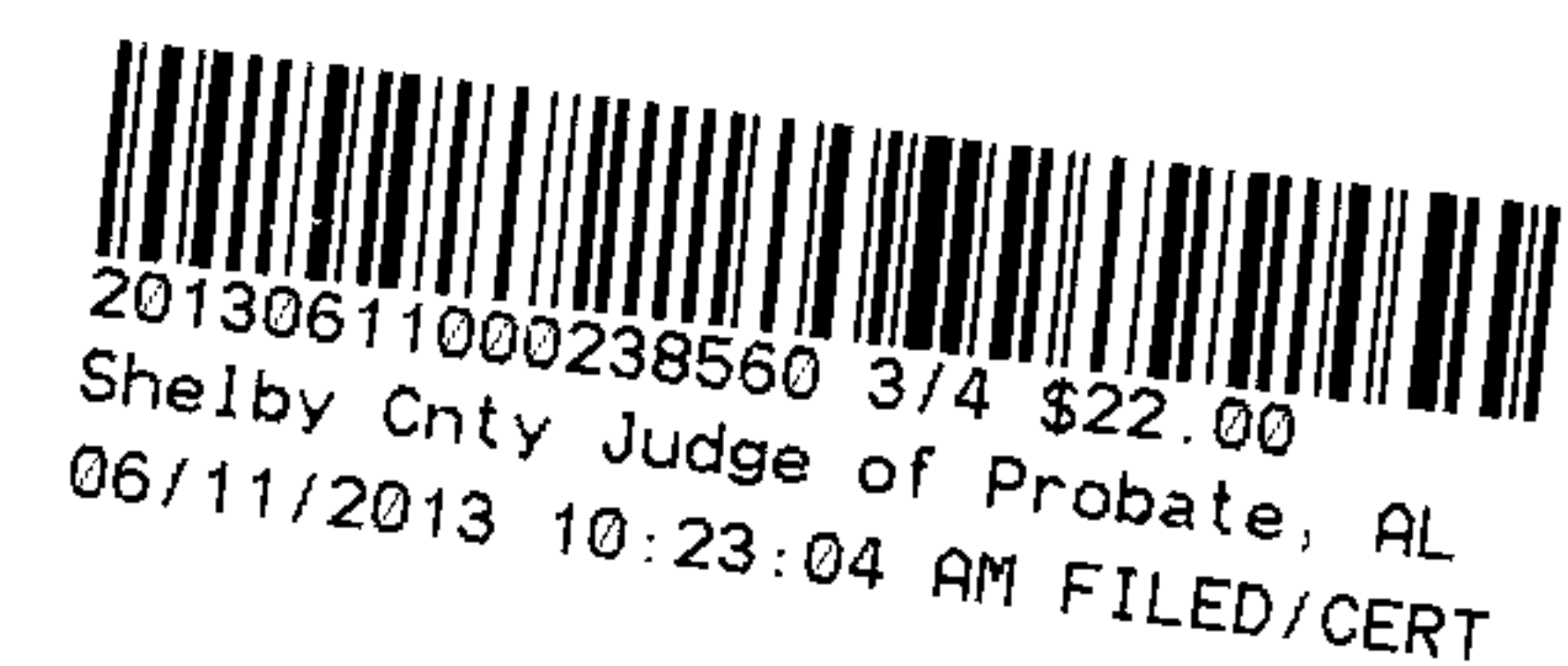
My Commission Expires: 1-19-2016

THIS INSTRUMENT PREPARED BY:

Andy Saag
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727



257914 *SWD* *Y



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.
c/o Bank of America, N.A.

Mailing Address 7105 Corporate Drive, Mail Stop
PTX-C-35
Plano, TX 75024

Property Address 103 Washington Lane
Alabaster, AL 35007

Grantee's Name Secretary of Housing and Urban
Development

Mailing Address 4400 Will Rogers Parkway
Suite 300
Oklahoma City, OK 73108-183

Date of Sale 09.26.2012

Total Purchase Price \$289,083.78
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 Foreclosure 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 6/6/2013

Print Heidi Peebles, title specialist

☐ Unattested
☐ (verified by)

Sign Heidi Peebles
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1