

INVESTOR NUMBER: 011-6001190-703


Bank of America

CM #: 264102

MORTGAGOR(S): KEVIN WAYNE TOWERY AND JENNIFER H. TOWERY

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


20130724000300740 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
07/24/2013 09:25:07 AM FILED/CERT

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., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing LP**, 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:

Parcel I:

Part of the Southeast Quarter of the Northwest Quarter of Section 11, Township 19 South, Range 2 East, Shelby County, Alabama, more particularly described as follows: commence at the Northwest corner of the Southeast Quarter of the Northwest Quarter of Section 11, Township 19 South, Range 2 East, run South along the West boundary line 598.6 feet; thence South 69 degrees 20 minutes East a distance of 311.4 feet to fence, and Point of Beginning. Thence South 70 degrees 08 minutes East along said fence a distance of 150.20 feet to the West right of way line of U.S. Highway 231; thence North 23 degrees 19 minutes East along the West right of way line of said highway a distance of 157.30 feet; thence North 67 degrees 25 minutes West a distance of 150.0 feet; thence South 23 degrees 09 minutes West a distance of 164.60 feet to the Point of Beginning. Situated in Shelby County, Alabama.

Parcel II:

Part of the Southeast Quarter of the Northwest Quarter of Section 11, Township 19 South, Range 2 East, described as follows: commence at the Northwest corner of the Southeast Quarter of the Northwest Quarter of Section 11, Township 19 South, Range 2 East, thence run South along the West line of said quarter-quarter section a distance of 598.60 feet; thence turn an angle of 69 degrees 20 minutes to the left and run a distance of 255.10 feet to the Point of Beginning; thence continue in the same direction a distance of 56.30 feet, thence

264102 *SWD* *Y

turn an angle of 87 degrees 31 minutes to the left and run a distance of 164.60 feet; thence turn an angle of 102 degrees 12 minutes to the left and run a distance of 110.20 feet; thence turn an angle of 97 degrees 30 minutes to the left, and run a distance of 152.70 feet to the Point of Beginning. Situated in the

Southeast Quarter of the Northwest Quarter of Section 11, Township 19 South, Range 2 East, Shelby County, Alabama. Situated in Shelby County, Alabama.

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 23 day of October, 2012.

**BANK OF AMERICA, N.A., SUCCESSOR BY MERGER
TO BAC HOME LOANS SERVICING, LP F/K/A
COUNTRYWIDE HOME LOANS SERVICING LP**

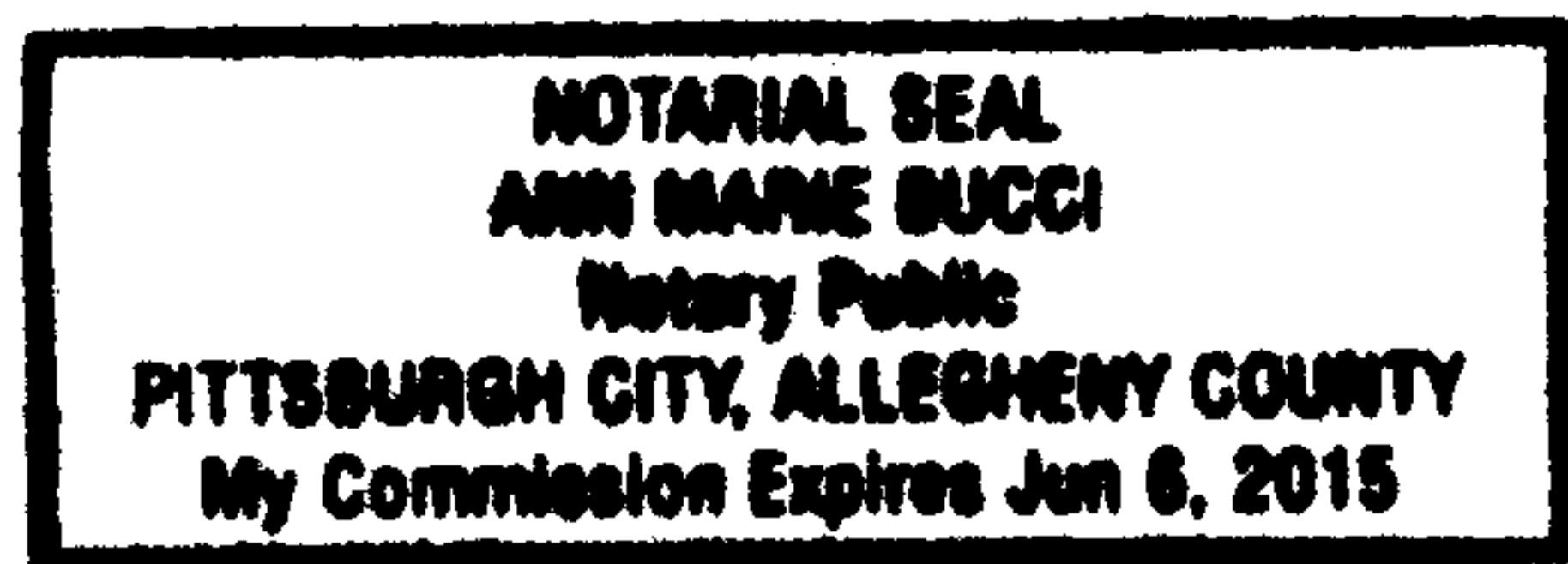
By: Lisa Marie Hopson 10-23-2012
Lisa Marie Hopson
Its: Assistant Vice President (Aup)

STATE OF Pennsylvania)

COUNTY OF Allegheny)

I, Ann Marie Bucci, a Notary Public in and for said County in said State, hereby certify that Lisa Marie Hopson, whose name as Aup of Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing LP, 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 Aup, and with full authority, executed the same voluntarily for and as the act of said Aup.

Given under my hand this the 23 day of OCTOBER, 2012.



Ann Marie Bucci
Notary Public

My Commission Expires: JUNE 6, 2015

THIS INSTRUMENT PREPARED BY:

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



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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.,
successor by merger to BAC
Home Loans Servicing, LP f/k/a
Countrywide Home Loans
Servicing LP

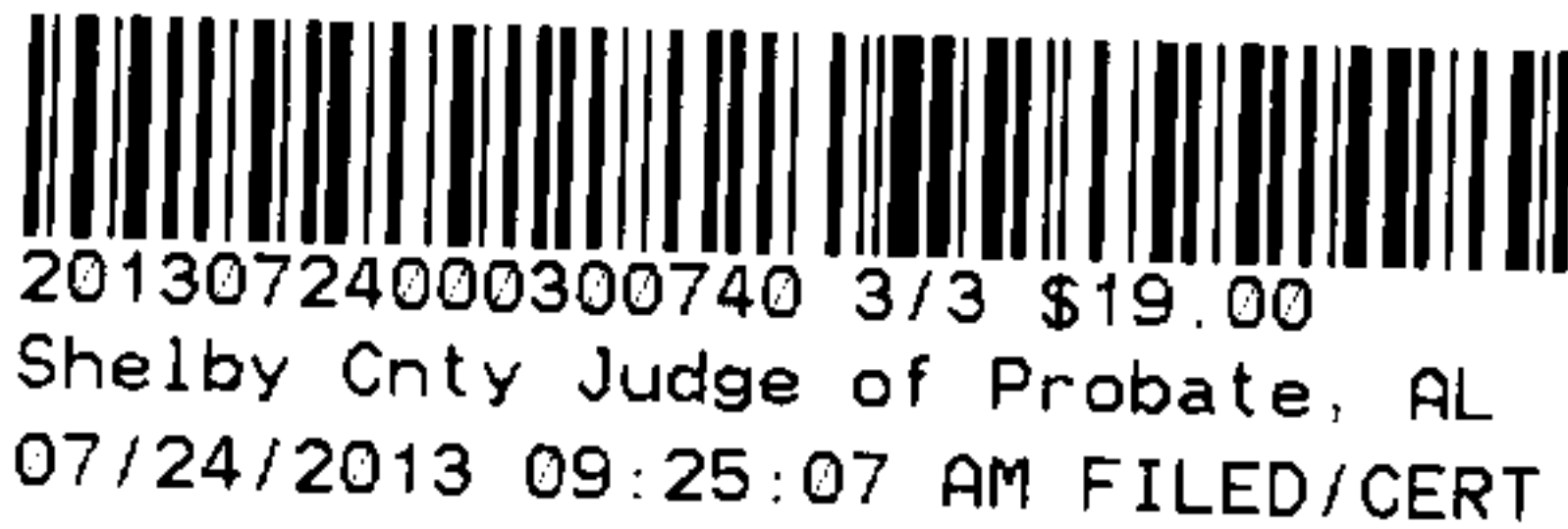
Grantee's Name Secretary of Housing and Urban
Development

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

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

Property Address 265 Highway 231
Vincent, AL 35178

Date of Sale 10.23.2012



Total Purchase Price \$196,716.15

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 7/22/2013

Print Heidi Peebles, title specialist

☐ Unattested

(verified by)

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