

MORTGAGOR

Jesse L. Ingram and Patricia F. Ingram

VA #222260392711

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS:

That Bank of America, N.A., whose principal place of business is located at 7105 Corporate Dr., Plano, Texas 75024, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents, does hereby grant, bargain, sell and convey unto the SECRETARY OF VETERANS AFFAIRS, an officer of the United States of America, whose address is 9500 Bay Pines Blvd., St Petersburg, FL 33708, hereinafter called Grantee, and his/her successors in such office, as such, and his/her or their assigns, the following described property situated in Shelby County, Alabama:

Lot 23, in Block 4, according to the Survey of Willow Glen, recorded in Map Book 7, Page 101, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

And being the same parcel of land acquired by Grantors by Deed recorded in Instrument No. 20130712000285020, among the Probate Court records of Shelby County, Alabama. The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and ad valorem taxes not due or payable on the date hereof.

The Grantor also assigns and transfers to the Grantee herein all of said Grantor's claim and notes, and the judgment, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

TO HAVE AND TO HOLD the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantee, and his/her successors in such office, as such, and his/her or their assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances; that it has a good right to sell and convey the same to the said Grantee herein; and


20130805000317170 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/05/2013 11:35:06 AM FILED/CERT

that Grantor will warrant and defend the premises to the said Grantee and his/her successors in such office, as such, and his/her or their assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its undersigned officer, and its corporate seal affixed this 12th day of July, 2013.

Bank of America, N.A.

BY: [Signature] 7-12-13
Michael G. Torretta
As Its Assistant Vice President

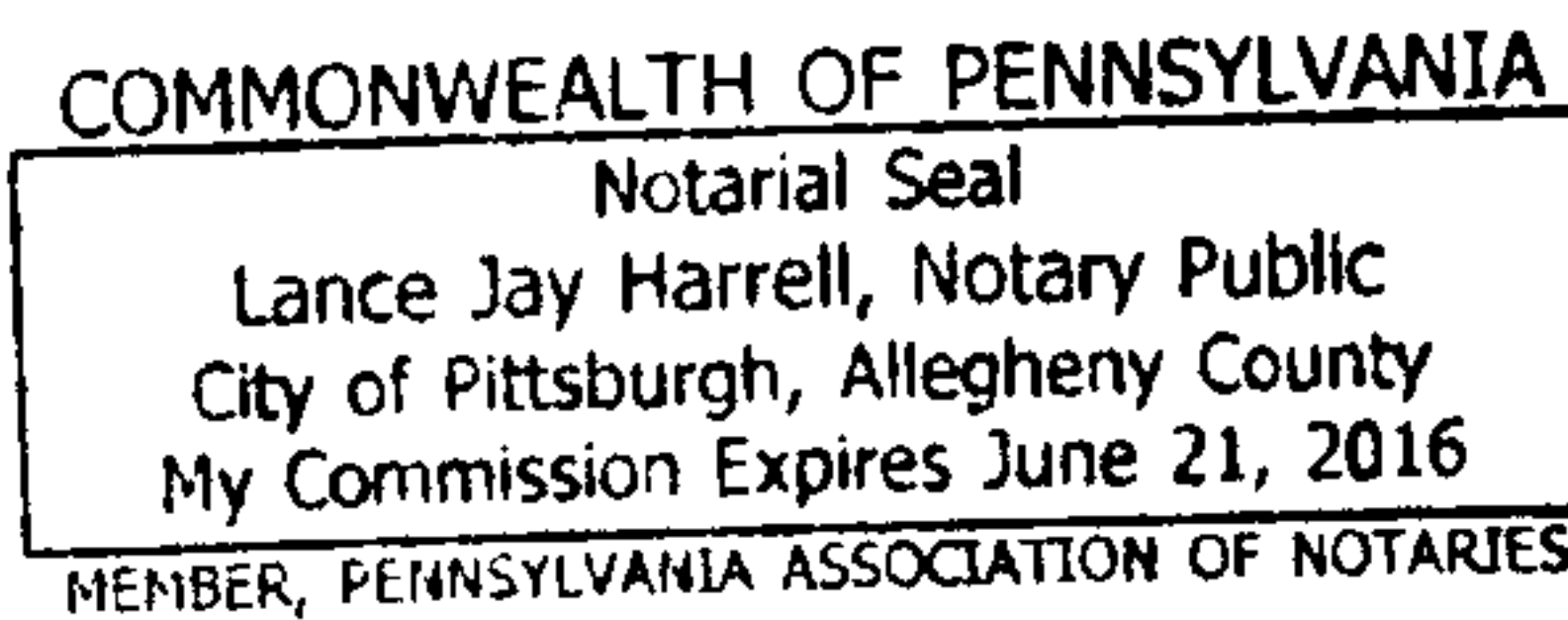
STATE OF Pennsylvania
COUNTY OF Allegheny

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Michael G. Torretta, whose name as Assistant 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 said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said National Association.

Given under my hand and seal this 12th day of July, 2013.

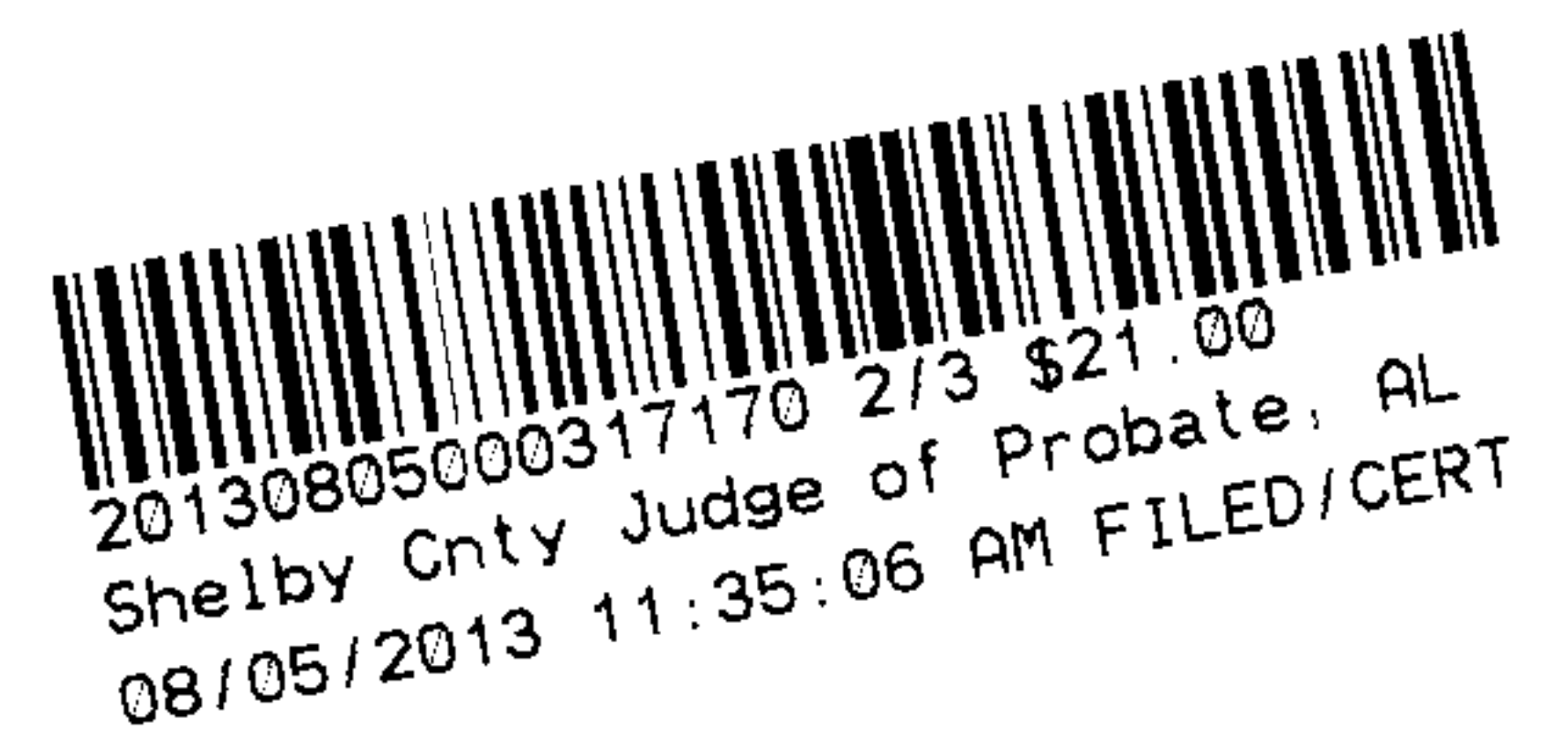
[Signature]
NOTARY PUBLIC
My commission expires: 6/21/2016

[AFFIX SEAL]



This instrument prepared by:
GOODMAN G. LEDYARD
Pierce Ledyard, P.C.
P.O. Box 161389
Mobile, AL 36616
(251) 338-1300

GRANTEE'S ADDRESS:
Secretary of Veteran's Affairs
9500 Bay Pines Blvd.
St. Petersburg, FL 33708
888-611-5916



409 Willow Glen Drive, Montevallo, AL 35115 page 2 of 2

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 7105 Corporate Dr.
Plano, TX 75024

Grantee's Name Secretary of Veterans Affairs
Mailing Address 9500 Bay Pines Blvd.
St. Petersburg, FL 33708

Property Address 409 Willow Glen Dr.
Montevallo, AL
35115

Date of Sale 7/9/13
Total Purchase Price \$ 39,658.50
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 7/31/13

Print Amy Barbour

Sign Amy Barbour

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1