

20130913000372240 1/4 \$175.50
Shelby Cnty Judge of Probate, AL
09/13/2013 11:59:52 AM FILED/CERT

Commitment Number: 329897

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

mail Tax statements to:
~~After Recording Return To:~~

Joseph Wayne Hudson
244 HIGH RIDGE DR, Pelham, Alabama 35124

RETURN TO:
WFG LENDER SERVICES
RECORDING DEPARTMENT
2625 TOWNSGATE ROAD SUITE 101
WESTLAKE VILLAGE, CA 91361

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

Source of Title: 13-7-25-3-005-008.000

Inst # 2013 07080002-77040

SPECIAL WARRANTY DEED

BANK OF AMERICA, N.A. AS TRUSTEE FOR FANNIE MAE REMIC TRUST 2004-W3, hereinafter grantor, of Shelby County, Alabama, for \$1.00 (One Dollar and no Cents) in consideration paid, grants with covenants of special warranty to Joseph Wayne Hudson, hereinafter grantee, whose tax mailing address is 244 HIGH RIDGE DR., Pelham, Alabama 35124, the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT: LOT 208, ACCORDING TO THE FINAL PLAT OF HIGH RIDGE VILLAGE, PHASE 5, AS RECORDED IN MAP BOOK 29, PAGE 132, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

P.I.D#:: 13-7-25-3-005-008.000

Property Address is: 244 HIGH RIDGE DR., Pelham, Alabama 35124.


The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Shelby County, AL 09/13/2013
State of Alabama
Deed Tax: \$152.50

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: 20130708000277040

The Grantee(s), or purchaser(s), of the Property may not re-sell, record any additional conveyance document, or otherwise transfer title to the Property within 60 days following the recordation of the deed conveying title of the Property to the Buyer.


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Executed by the undersigned on September 10, 2013:

[Signature]

BANK OF AMERICA, N.A. AS TRUSTEE FOR FANNIE MAE REMIC TRUST 2004-W3

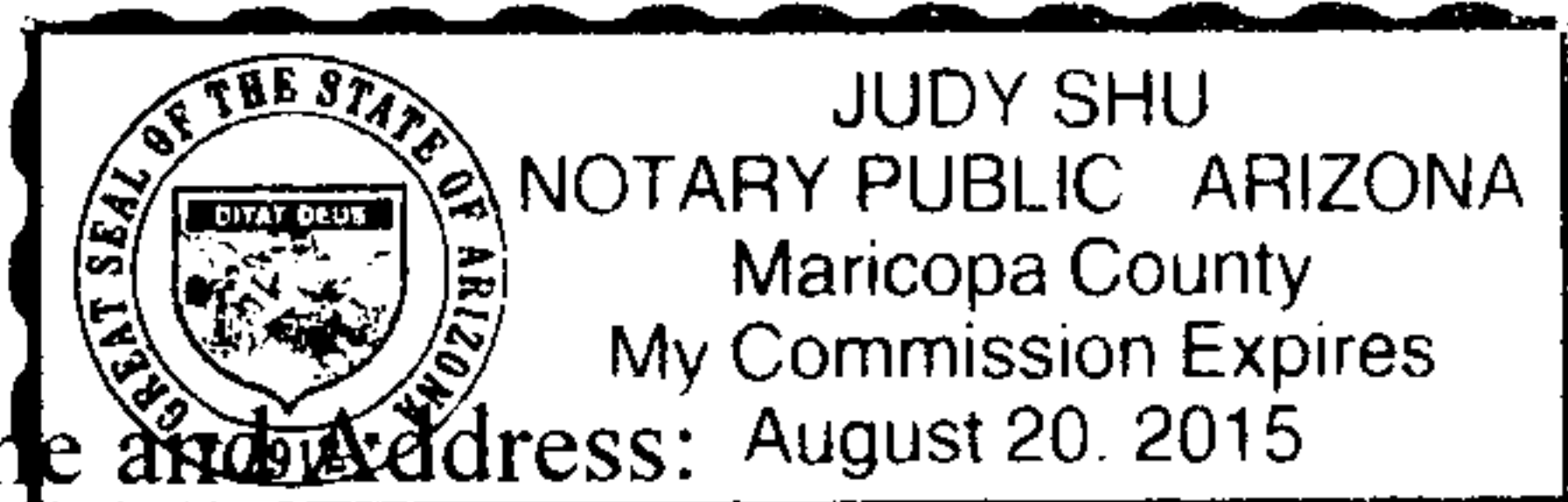
By: Irene Carrillo

Its: AVP

STATE OF AZ
COUNTY OF Maricopa

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Irene Carrillo its AVP, on behalf of the Grantor **BANK OF AMERICA, N.A. AS TRUSTEE FOR FANNIE MAE REMIC TRUST 2004-W3** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as a said corp. and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 10TH day of September, 2013



[Signature]
Notary Public Judy Shu

Grantee's Name and Address: August 20, 2015

Joseph Wayne Hudson
244 HIGH RIDGE DR, Pelham, Alabama 35124
Send tax statement to grantee

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. Grantee's Name Joseph Wayne Hudson
Mailing Address 400 National Way Mailing Address 244 High Ridge Dr.
Simi Valley, CA 93065 Pelham, AL
35124

Property Address 244 High Ridge Dr. Date of Sale 9/10/13
Pelham, AL Total Purchase Price \$ 1.00
35124 or
Actual Value \$
or
Assessor's Market Value \$ 152,100

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
☐ 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

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 9/12/13 Print Nicholas Johnson
Unattested [Signature] Sign [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one