

Return To and Prepared By:
N. John Rudd Esq.
Closing Department
Johnson & Freedman, LLC
1587 Northeast Expressway
Atlanta, GA 30329
(770) 234-9181

20130506000467470 1/3
Bk: LR201313 Pg:21874
Jefferson County, Alabama
I certify this instrument filed on
05/06/2013 02:11:34 PM D
Judge of Probate- Alan L. King

STATE OF TEXAS

COUNTY OF Collin

QUITCLAIM DEED

THIS INDENTURE, dated 4/5/2013, between **Bank of America, NA as successor by merger to Lasalle Bank as successor to Lasalle Bank Midwest NA**, as party of the first part, hereinafter called "Grantor", and **Ann Marie James** as party of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns, where the context requires of permits). , 128 Indian Bayou Dr., Destin, FL 32541.

WITNESSETH THAT: Grantor, for and in consideration of the sum of \$683,025.00 and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof and sufficiency of which is hereby acknowledged, by these presents does hereby remise, convey and forever quitclaim unto the said Grantee, the following described property, to wit:

Lot 1 AA, according to a Resurvey of Lot 1 A, Greystone, 9th Sector and acreage, as recorded in Map Book 25, Page 104, in the Probate Office of Shelby County, Alabama.

The last deed was filed for record in Instrument No. 20121109000432570 in the Registers of Deeds Office of Shelby County, Alabama.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed, the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Cindy Ton
UNOFFICIAL WITNESS Cindy Ton

BY: Nubia Escobar (SEAL)

Bank of America, NA as successor by merger to Lasalle Bank as successor to Lasalle Bank Midwest NA

TITLE: Nubia Escobar, AVP

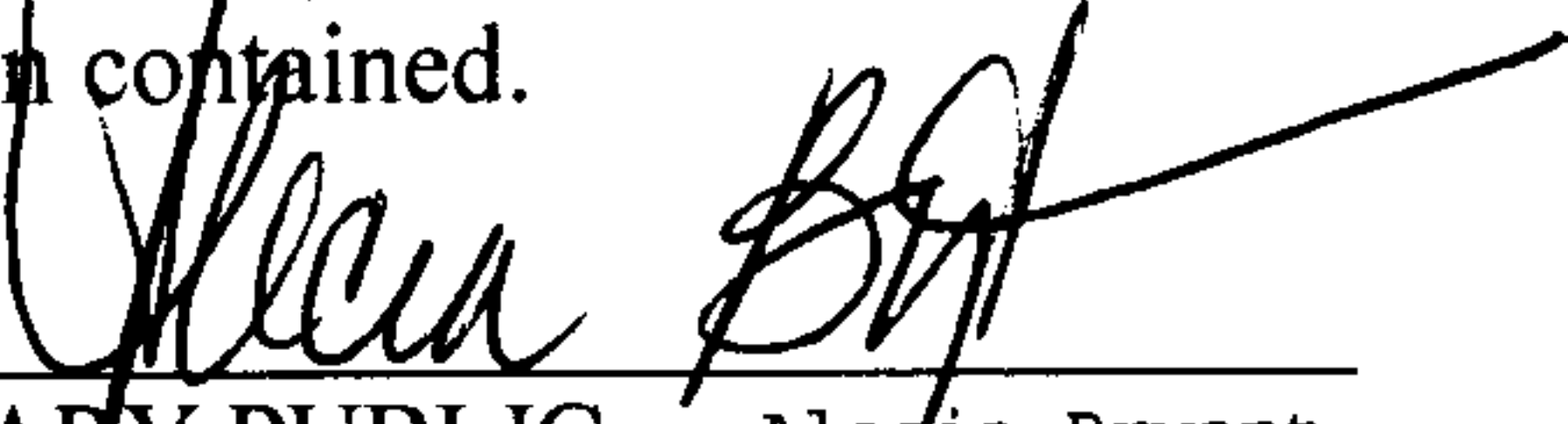
BY: Austin Alburdis (SEAL)

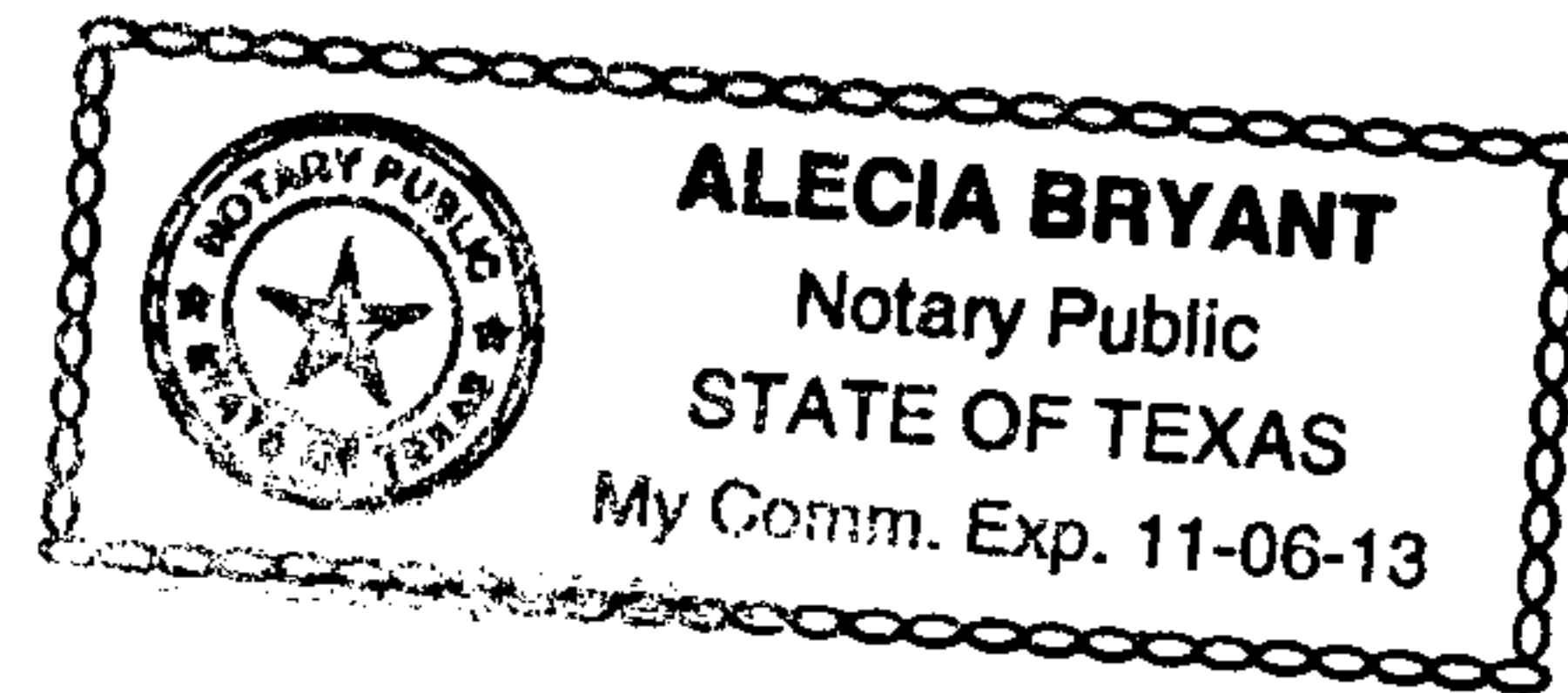
TITLE: Austin Alburdis, AVP
(CORPORATE SEAL)

Shelby County, AL 11/01/2013
State of Alabama
Deed Tax: \$683.50

20131101000431700 1/3 \$703.50
Shelby Cnty Judge of Probate: AL
11/01/2013 10:25:02 AM FILED/CERT

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nubia Escobar and Austin Alburdis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his or her oath acknowledged himself or herself to be the AVP and AVP of **Bank of America, NA as successor by merger to Lasalle Bank as successor to Lasalle Bank Midwest NA**, the within named bargainor, a corporation, and that he or she as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained.


NOTARY PUBLIC Alecia Bryant
My commission expires: 11/06/2013
(NOTARY SEAL)



20131101000431700 2/3 \$703.50
Shelby Cnty Judge of Probate, AL
11/01/2013 10:25:02 AM FILED/CERT

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 350 Highland Dr.
Lewisville, TX 75067

Grantee's Name Ann Marie James
Mailing Address 128 Indian Bayou Drive
Destin, FL 32541

Property Address 5260 Greystone Way
BIRMINGHAM, AL 35242

Date of Sale 2/28/2013

Total Purchase Price \$ 683,025.00

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

☐ 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 10/31/13

Print Jill Sturner

Unattested

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one



verified by)

Print Form

Form RT-1