

20140102000001020 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
01/02/2014 01:59:24 PM FILED/CERT

*Statutory*  
WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

FHA CASE NO. AL0116007345703

KNOW ALL MEN BY THESE PRESENTS that for ONE HUNDRED TWELVE THOUSAND, FIVE HUNDRED NINETY TWO DOLLARS AND 46/100 (\$112,592.46) in hand paid to **Bank of America, N.A.**, the grantor, as party of the first part, by The Secretary of Housing and Urban Development of Washington, D.C., as party of the second part, the receipt of which is hereby acknowledged, the party of the first part does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said party of the second part, its successors and assigns, subject to the provisions hereinafter contained, the following described real property situated in **Shelby County, Alabama**:

*Commencing at the SE corner of the NE ¼ of the NE ¼ of Section 11, Township 19 South, Range 2 East; thence South 89°43'49" West a distance of 1173.02 feet to the Point of Beginning; thence South 89°43'49" West a distance of 137.26 feet; thence North 00°16'11" West, a distance of 362.00 feet to the southerly right-of-way of Shelby County Highway # 60 (80 foot ROW); thence South 82°39'20" East a distance of 37.29 feet; thence South 83°51'36" East a distance of 79.92 feet; thence South 84°47'30" East a distance of 59.51 feet; thence South 03°27'18" West a distance of 229.98 feet; thence South 43°55'30" West a distance of 27.91 feet; thence South 02°12'48" West a distance of 92.90 feet to the Point of Beginning.*

*The above property includes one 1999 Destiny Mobile Home, VIN #0W66922A and #0W66922B.*

*Property Address: (for information purposes only) 792 Hwy 60 Vincent, AL 35178*

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns, forever.

This deed shall be EFFECTIVE the 4<sup>th</sup> day of January, ~~2012~~ <sup>2013</sup> *MR L J M 6*

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its undersigned officers, thereunto duly authorized, this the 4<sup>th</sup> day of January, ~~2012~~ <sup>2013</sup> *MR L J M 6*

AFFIX CORPORATE SEAL

Bank of America, NA

BY: *Matthew R Long* 1/4/13  
*Matthew R Long*

Its: Assistant Vice President (AVP)

ATTEST *Jean Marie Geresti* 1/4/13  
*Jean Marie Geresti*

Its: Assistant Vice President (AVP)

ACKNOWLEDGMENT

State of Pennsylvania

County of Allegheny

On January 4, 2013 before me, Tracy Murello - Notary, personally appeared Matthew R Long, and Jan Marie Ceresi who provided to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Pennsylvania that the foregoing paragraph is true and correct.

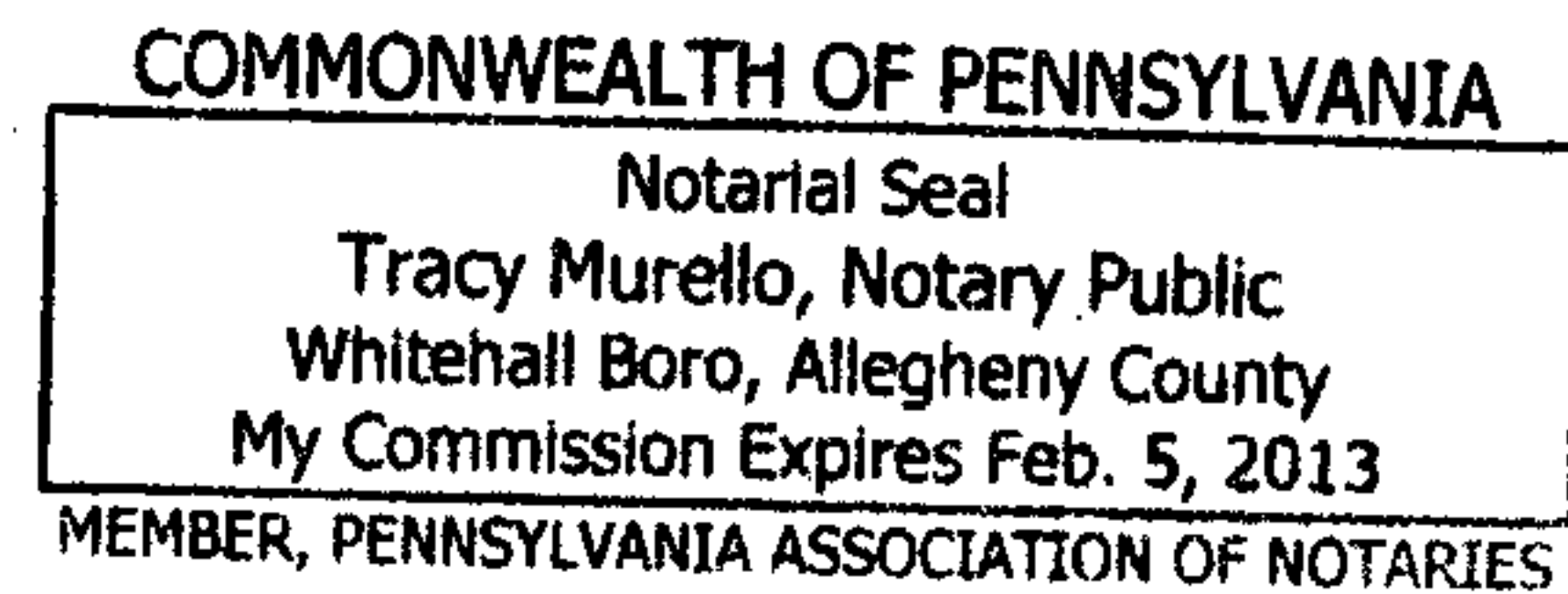
WITNESS my hand and official seal.

Signature

Tracy Murello

Grantee's Address:

**Secretary of Housing & Urban  
Development  
600 Beacon Parkway West  
Beacon Ridge Tower Suite 300  
Birmingham, AL 35209**



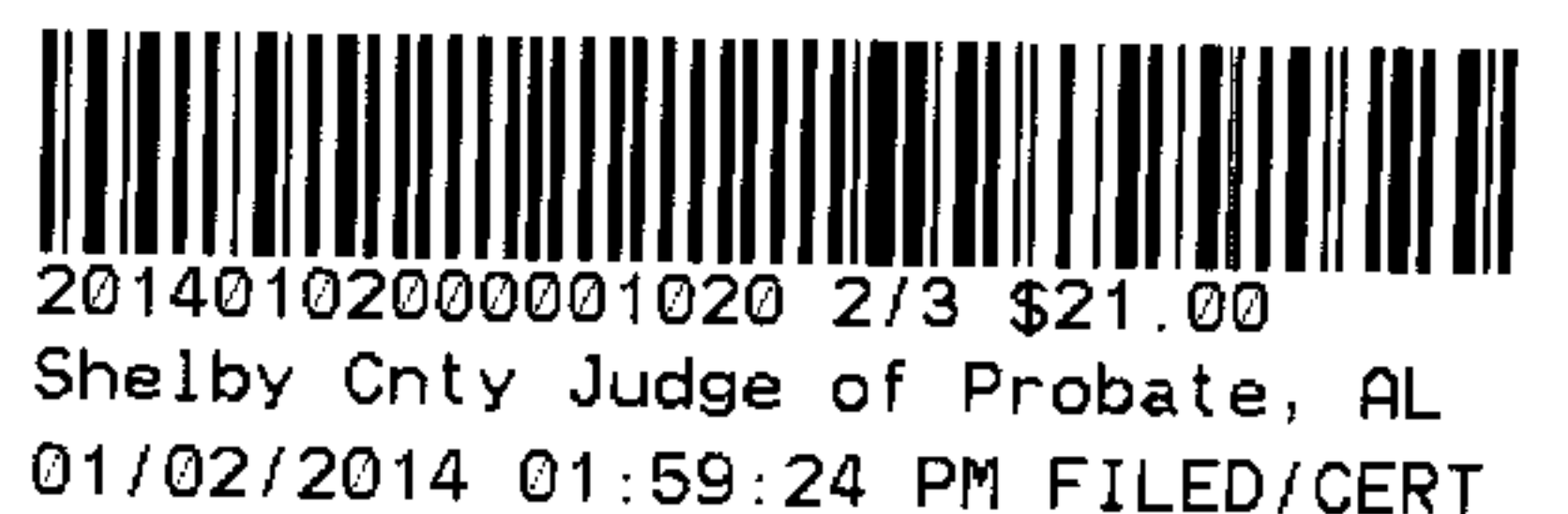
Grantor's Address:

**Bank of America, N.A.  
5401 N. Beach Street  
Ft. Worth, TX 76137**

This instrument prepared by:

William S. McFadden  
McFADDEN, LYON & ROUSE, L.L.C.  
718 Downtowner Boulevard  
Mobile, Alabama 36609  
2474-10158

792 Hwy 60 Vincent, AL 35178  
22





# 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 5401 N. Beach Street  
Ft. Worth, TX 76137

Grantee's Name Secretary of Housing & Urban Dev  
Mailing Address 600 Beacon Parkway West  
Beacon Ridge Tower Suite 300  
Birmingham, Alabama 35209

Property Address 792 Hwy 60  
Vincent, Alabama 35178

Date of Sale January 4, 2013  
Total Purchase Price \$ 112,592.46

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  
☐ Sales Contract  
☐ Closing Statement

- ☐ Appraisal  
☒ Other Statutory Warranty Deed

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 12/23/13

Print William S. McFadden

Sign (Signature)  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1

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