

THE STATE OF ALABAMA
COUNTY OF SHELBY

Jeffrey Baumann
13-002742
1188 Forest Lakes Way
Sterrett, AL 35147

SPECIAL WARRANTY DEED

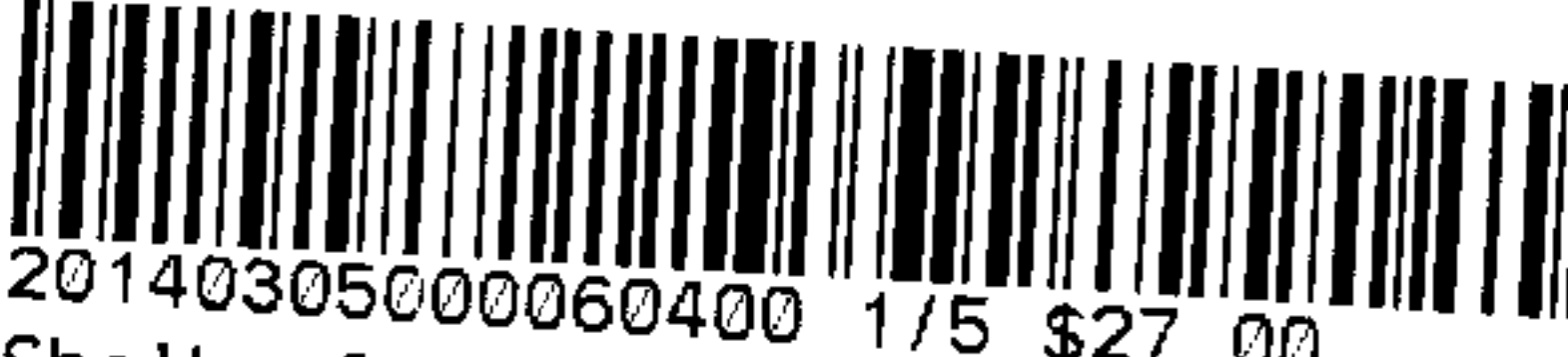
KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) cash in hand paid by the SECRETARY OF HOUSING AND URBAN DEVELOPMENT to Branch Banking and Trust Company (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying and being situated in Shelby County, Alabama, to-wit:

Lot 333, according to the Survey of Forest Lakes, Sector 4, as recorded in Map Book 33, page 25 A,B &C in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.


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Sterrett, AL 35147

IN WITNESS WHEREOF, the said Branch Banking and Trust Company by John Grochala, its
Banking Officer, and attested by Cindy Lawrence its AVP, who is authorized to execute this conveyance,
has hereto set its signature and seal, this 19 day of April, 2013.

ATTEST (Corporate Seal)

Branch Banking and Trust Company

Cindy Lawrence
(Signature)

CINDY LAWRENCE
ASSISTANT VICE PRESIDENT

PRINT NAME AND TITLE OF ATTESTING
OFFICIAL

STATE OF _____
COUNTY OF _____

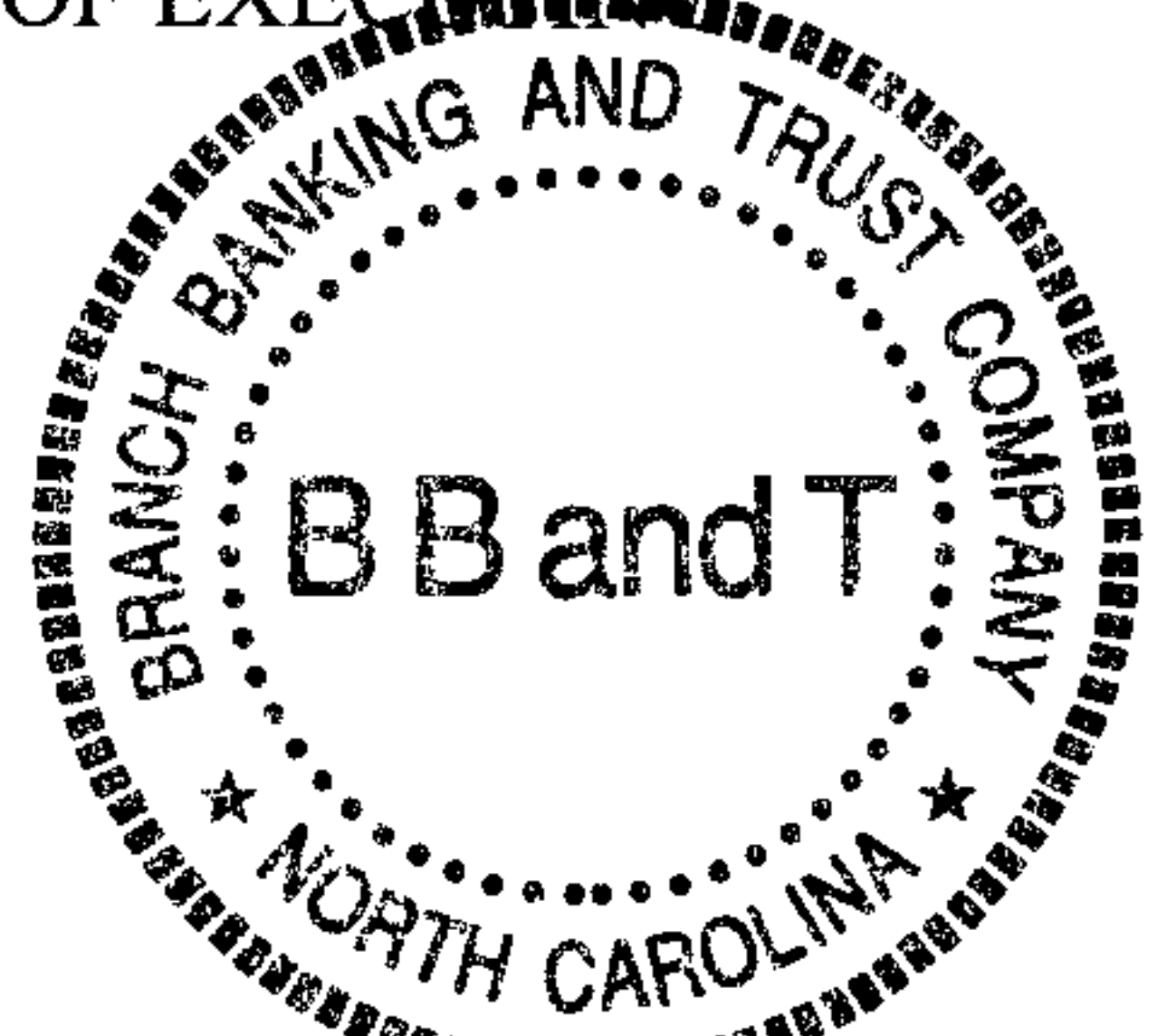
South Carolina
Greenville

By:

John Grochala
(Signature)

JOHN GROCHALA
BANKING OFFICER

PRINT NAME AND TITLE OF EXECUTING
OFFICIAL



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

John Grochala and Cindy Lawrence, whose names as Banking Officer and AVP,

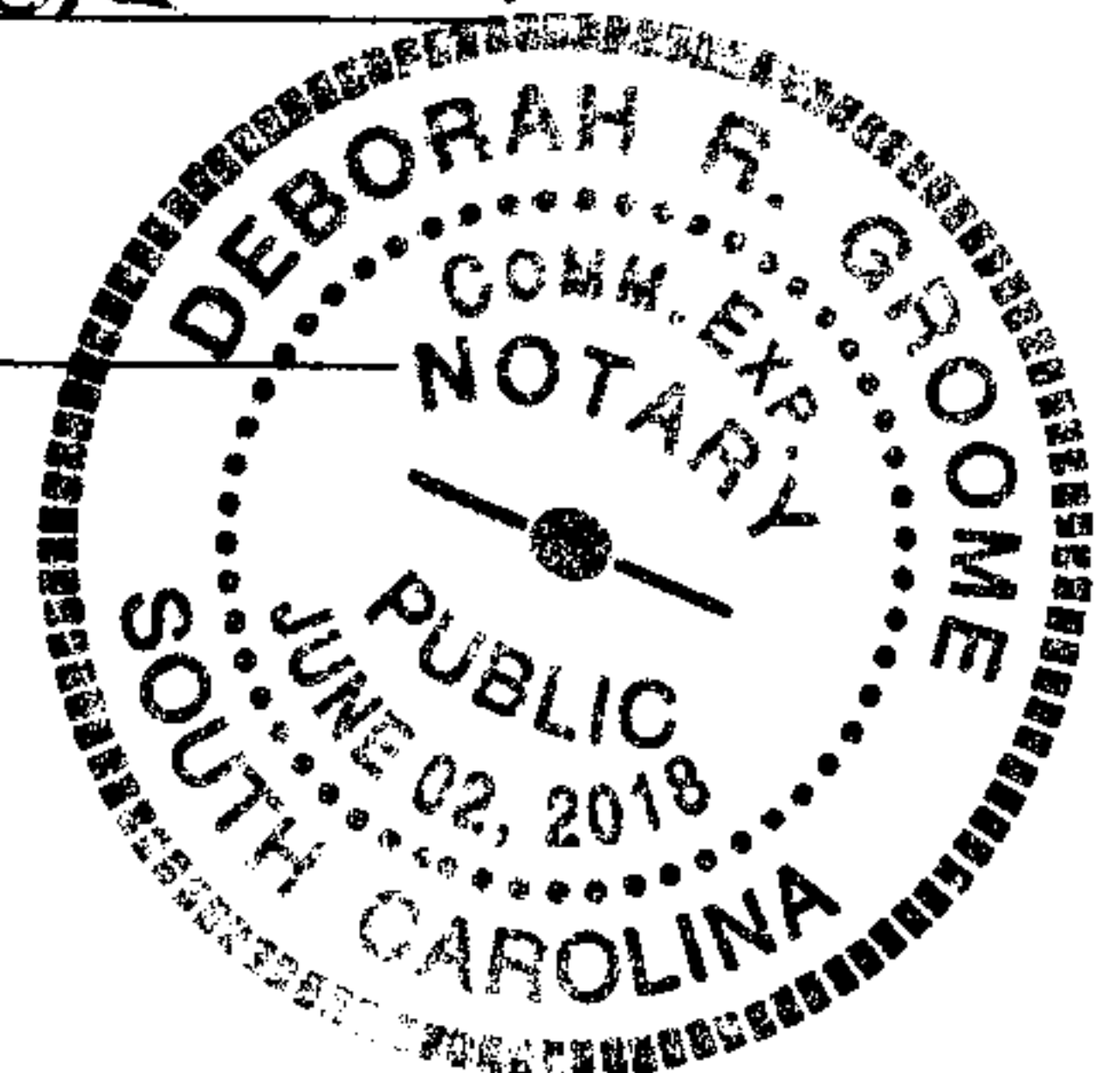
respectively, of Branch Banking and Trust Company, are signed to the foregoing conveyance, and who are
known to me, acknowledged before me on this day that, being informed of the contents of said conveyance,
they, as such officers and with full authority, executed the same voluntarily for and as the act of said
association, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 19 day of April, 2013

Deborah R. Groom
Notary Public

MY COMMISSION EXPIRES: _____

GRANTEE'S ADDRESS:
Department of Housing and Urban Development



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Michaelson, Connor, and Boul
4400 Will Rogers Parkway,
Suite 300
Oklahoma City, OK 73108

This instrument prepared by:
Jeffrey A. Bunda
SHAPIRO AND INGLE, L.L.C.
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216



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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	<u>Branch Banking & Trust Company</u>	Grantee's Name	<u>Department of Housing and Urban Development</u>
Mailing Address	<u>FORECLOSURE DEPARTMENT</u> <u>301 College Street</u> <u>Greenville, South Carolina 29601</u>	Mailing Address	<u>Michaelson, Connor, and Boul</u> <u>4400 Will Rogers Pkwy</u> <u>Suite 300</u> <u>Oklahoma City, OK 73108</u>

Property Address 1188 Forest Lakes Way
Sterrett, AL 35147

Date of Sale March 26, 2013
Total Purchase Price \$10.00
or

Actual Value \$ _____
or
Assessor's Market Value \$ 147,000.00

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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Notice of Sale |
| <input type="checkbox"/> 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 of 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).



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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 3/5/14

Print Nicholas Cillo


 Unattested

Sign Nicholas Cillo

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1


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