

20140314000071200 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
03/14/2014 11:11:34 AM FILED/CERT

Shelby County, AL 03/14/2014
State of Alabama
Deed Tax:\$9.00

Commitment Number: 3231579

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.

After Recording Return To:

ServiceLink,

FNF's National Lender Platform

1400 Cherrington Parkway

Moon Township, PA 15108

mortgage amt \$162,450.00

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
23-2-03-2-005-016.000

SPECIAL WARRANTY DEED

BANK OF AMERICA, N.A., whose mailing address is **2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082**, hereinafter grantor, for \$171,000.00 (One Hundred Seventy One Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **DEBRA LYNN MCDONALD COOK, a unmarried woman**, hereinafter grantee, whose tax mailing address is **260 PARLIAMENT PKWY, MAYLENE, AL 35114**, the following real property:

All that certain parcel of land situate in the County of Shelby, State of Alabama, to-wit:

Lot 512, according to the Survey of Cedar Grove at Sterling Gate, Section 2, Phase 12A, as recorded in Map Book 38, Page 45, in the Office of the Judge of Probate of Shelby County, Alabama.

Being the same property as conveyed from REED HUDSON, AUCTIONEER to BANK OF AMERICA, N.A., as described in Doc. No. 20131209000473580, Recorded 12/09/2013 in SHELBY County Records.

Property Address is: 260 PARLIAMENT PKWY, MAYLENE, AL 35114

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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.

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: **20131209000473580**



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Executed by the undersigned on January 30, 2014:

BANK OF AMERICA, N.A.

By: 

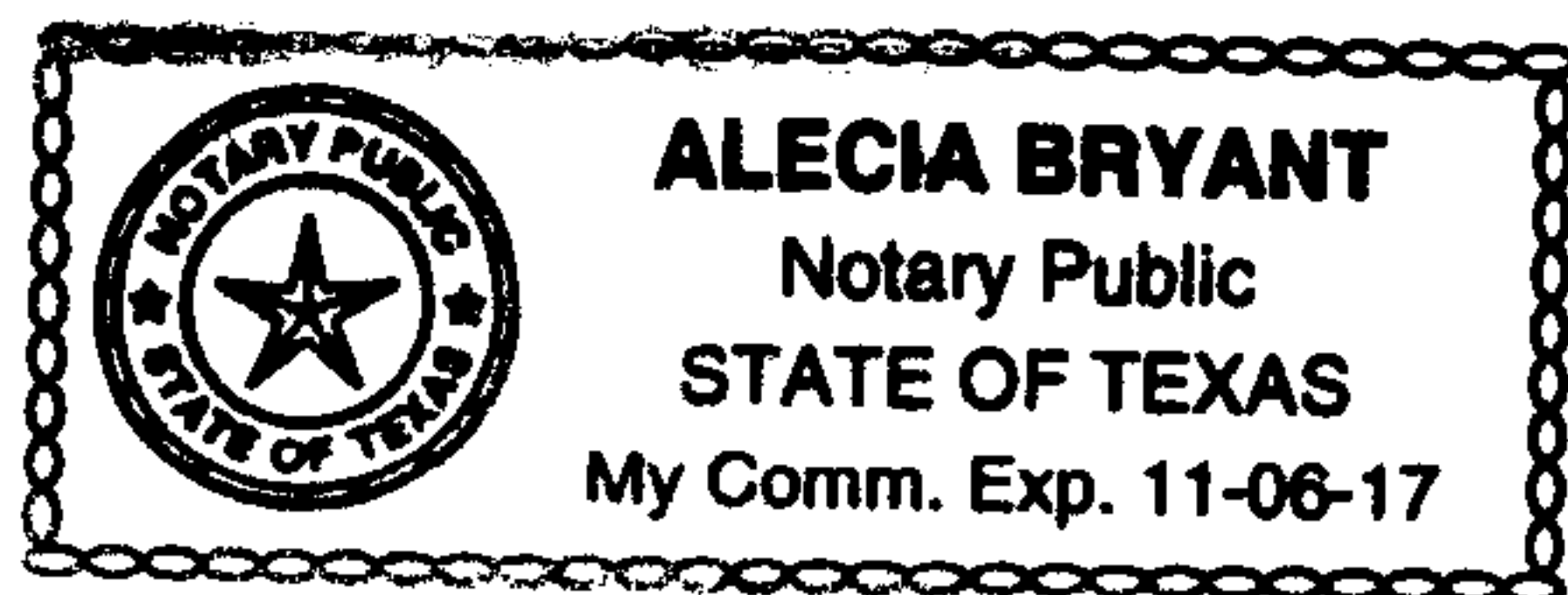
Name: Nubia Escobar

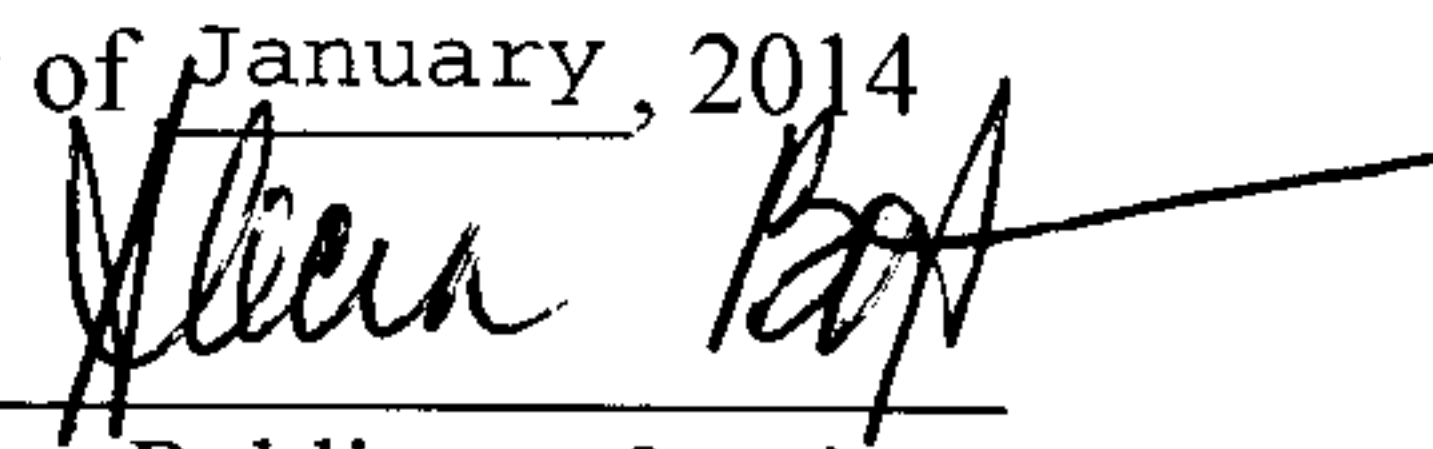
Its: AVP


STATE OF TEXAS
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Nubia Escobar its AVP, on behalf of the Grantor **BANK OF AMERICA, N.A.** 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 AVP 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 30th day of January, 2014




Notary Public Alecia Bryant


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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 Bank of America, N.A.
Mailing Address 2375 N. Glenville Drive
Mail Code TX 983-01-01
Richardson, TX 75082

Grantee's Name Debra Lynn McDonald Cook
Mailing Address 260 Parliament Pkwy.
Maylene, AL 35114

Property Address 260 Parliament Pkwy.
Maylene, AL 35114

Date of Sale 01/30/2014
Total Purchase Price \$ 171,000.00

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
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other _____

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 1/30/14

Print Jennifer Skelton

____ Unattested

Sign Jennifer Skelton

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



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