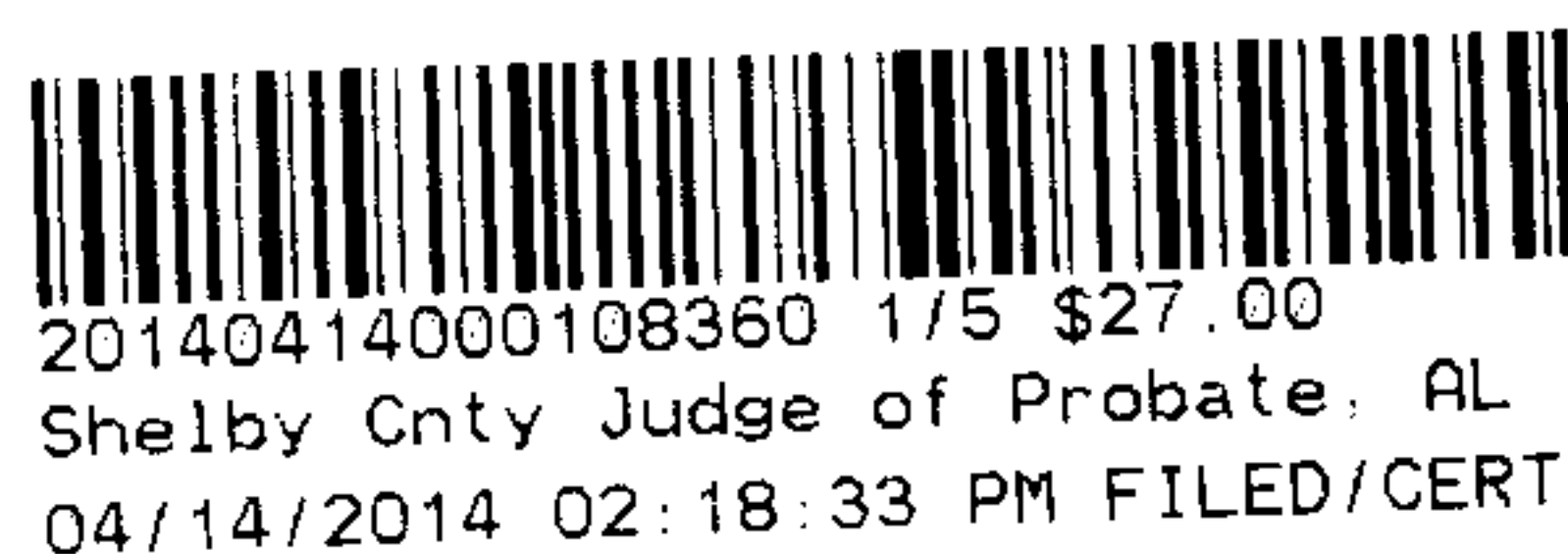


THE STATE OF ALABAMA  
COUNTY OF SHELBY



Estate of Johnnie L. Beard  
12-002624  
307 12th St NW  
Alabaster, AL 35007

**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:

BEING THAT SAME PROPERTY conveyed to Johnnie L. Beard and James A. Beard by Ethel Louise Smith, the personal representative of the Estate of Ethel Omega Cox by authority ordered in that certain case styled "In the Matter of the Estate of Ethel Omega Cox, deceased, Shelby County Probate Court case number 39-060, and being more particularly described as follows:

A parcel of land in the SE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows.

Commence at the NE corner of said 1/4-1/4 Section, thence run South along the East 1/4-1/4 line a distance of 220.00 feet to the point of beginning, thence continue last course a distance of 255.65 feet, thence turn right 116 deg. 16 min. 19 sec and run northwesterly 59 97 feet, thence turn right 02 deg 07 min 22 sec and run northwesterly 177 09 feet, thence turn right 74 deg 27 min 34 sec and run northeasterly 38 25 feet, thence turn right 80 deg 09 min 45 sec and run easterly 12 33 feet, thence turn left 71 deg. 01 min. 00 sec and run northeasterly 117 20 feet, thence turn right 62 deg. 44 min. 30 sec. and run easterly 144.83 feet to the point of beginning, being situated in 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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IN WITNESS WHEREOF, the said Branch Banking and Trust Company by JOHN GROCHALA, its  
**BANKING OFFICER**, and attested by KATHIE CANNON, its **BANKING OFFICER**,  
has hereto set its signature and seal, this 13 day of June, 2013.

ATTEST (Corporate Seal)

Kathie Cannon  
(Signature)  
**KATHIE CANNON**  
**BANKING OFFICER**

PRINT NAME AND TITLE OF ATTESTING  
OFFICIAL

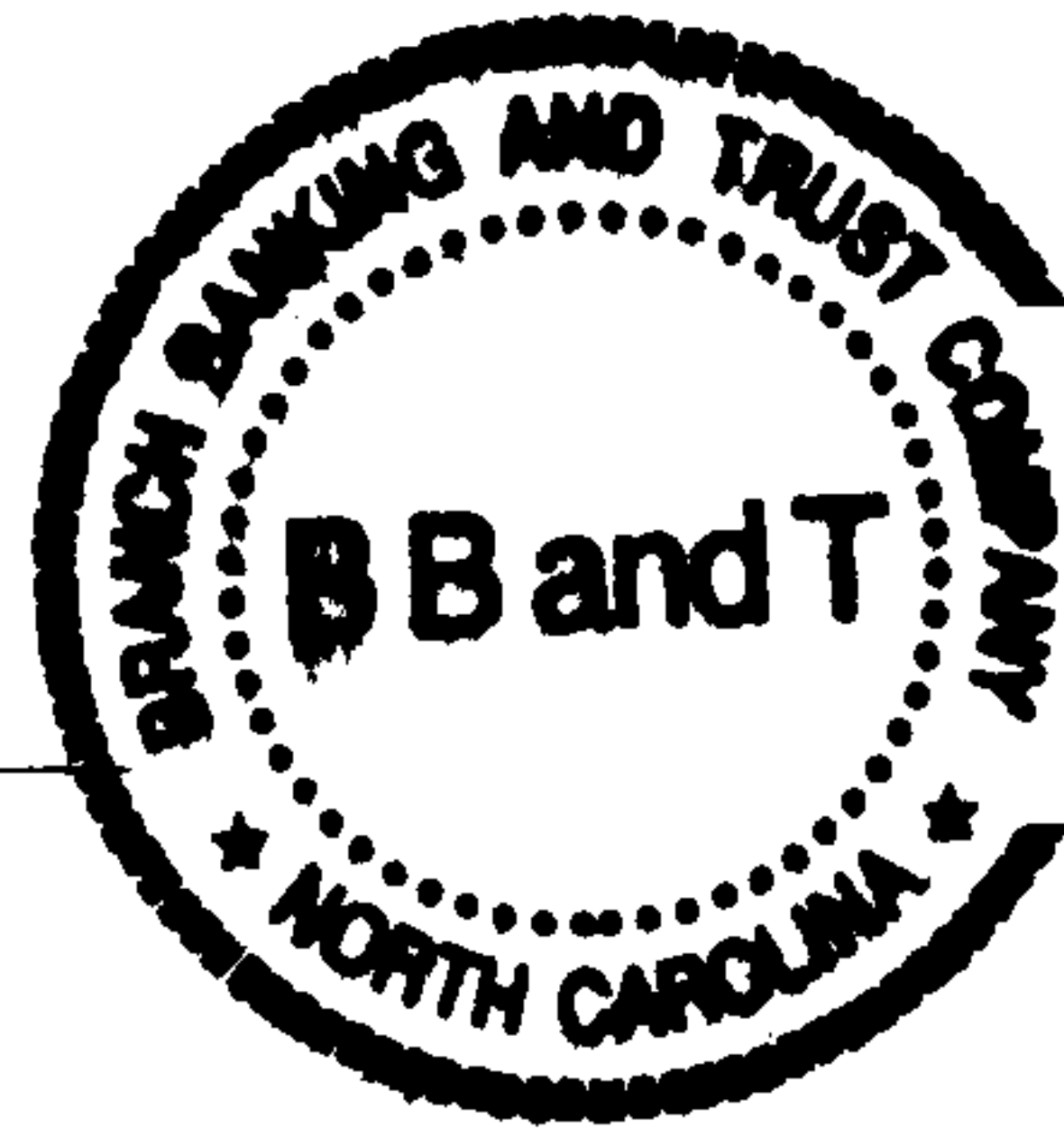
Branch Banking and Trust Company

By:

[Signature]  
(Signature)

**JOHN GROCHALA**  
**BANKING OFFICER**

PRINT NAME AND TITLE OF EXECUTING  
OFFICIAL



STATE OF  
COUNTY OF

South Carolina  
Greenville

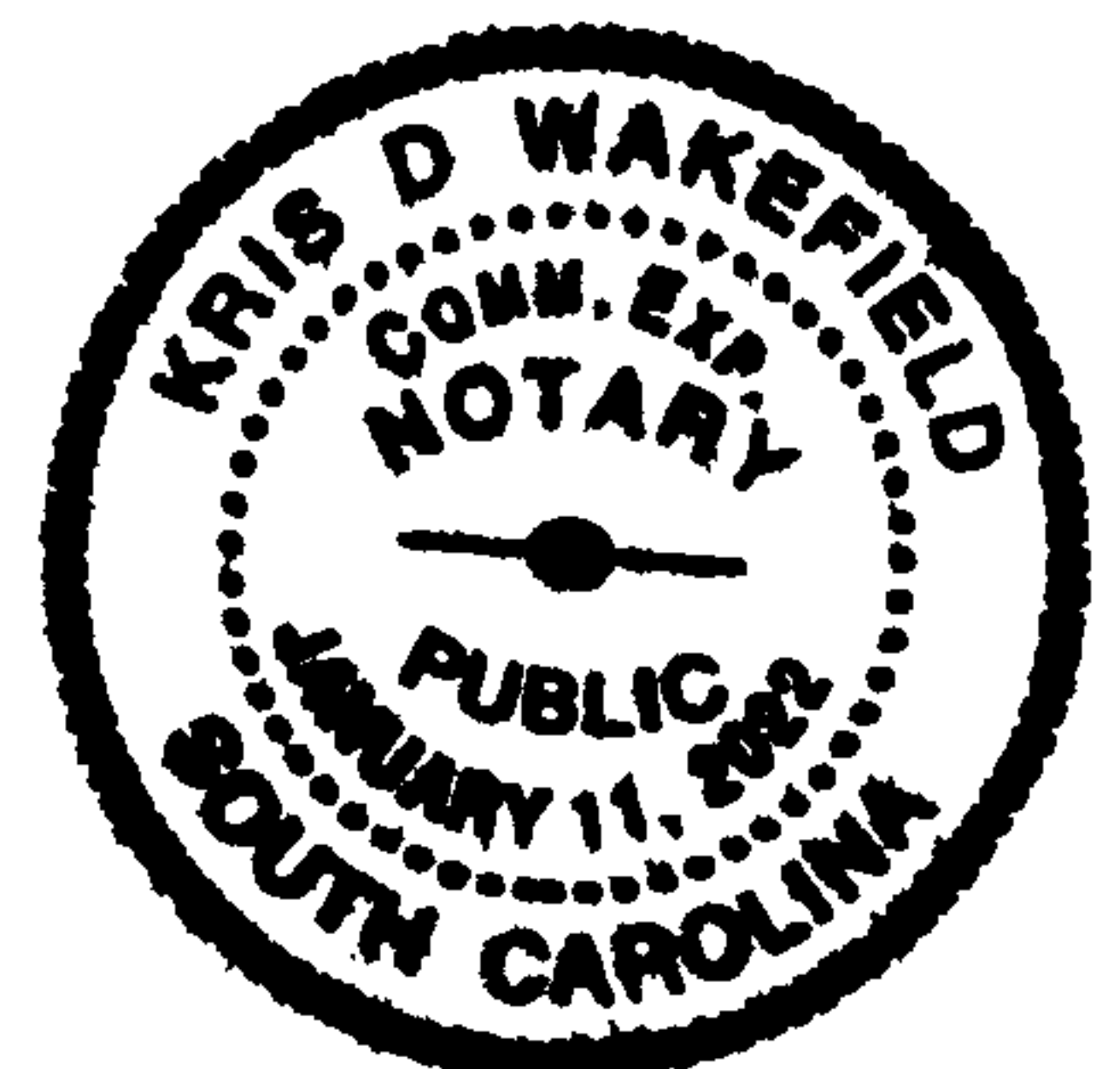
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that  
JOHN GROCHALA and Kathie Cannon whose names as **BANKING OFFICER** and **BANKING OFFICER**  
respectively, of Branch Banking and Trust Company, are signed to the foregoing conveyance, and who are  
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 13 day of June, 2013.

Kris D. Wakefield  
Notary Public

MY COMMISSION EXPIRES: 1-11-2022

GRANTEE'S ADDRESS:  
Department of Housing and Urban Development



20140414000108360 2/5 \$27.00  
Shelby Cnty Judge of Probate, AL  
04/14/2014 02:18:33 PM FILED/CERT

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



20140414000108360 3/5 \$27.00  
Shelby Cnty Judge of Probate, AL  
04/14/2014 02:18:33 PM 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	<u>Branch Banking &amp; Trust Company</u>	Grantee's Name	<u>Department of Housing and Urban Development</u>
			<u>Michaelson, Connor, and Boul</u>
Mailing Address	<u>FORECLOSURE DEPARTMENT</u>	Mailing Address	<u>4400 Will Rogers Pkwy</u>
	<u>301 College Street</u>		<u>Suite 300</u>
	<u>Greenville, South Carolina 29601</u>		<u>Oklahoma City, OK 73108</u>

Property Address 307 12th St NW  
Alabaster, AL 35007

Date of Sale May 21, 2013  
Total Purchase Price \$10.00

or

Actual Value \$ 92,361.34  
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)

- |  |  |
|--|--|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal   |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other Notice of Sale <u>Foreclosure Deed</u> |
| <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, i

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).

  
20140414000108360 4/5 \$27.00  
Shelby Cnty Judge of Probate, AL  
04/14/2014 02:18:33 PM FILED/CERT

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 4-14-14

       Unattested

(verified by)

Print Jackson E. Duncan, IV

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Authorized Attorney

Form RT - 1



20140414000108360 5/5 \$27.00  
Shelby Cnty Judge of Probate, AL  
04/14/2014 02:18:33 PM FILED/CERT