

Mortgagor:  
Robert Emrick and Karen Emrick

FHA NO: 011-6403948-703

STATE OF ALABAMA

COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for valuable consideration to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned BANK OF AMERICA, N.A., (hereinafter called the "Grantor") has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto SECRETARY OF HOUSING AND URBAN DEVELOPMENT, of Washington, D.C., his successors and assigns, (hereinafter called "Grantee"), the following described property situated in Shelby County, Alabama:

Lot 28 Block 9 according to Amended Map of Bermuda Lake Estates Second Sector, recorded in map Book 10, Page 88 in the Probate Office of Shelby County, Alabama.

And being the same parcel of land acquired by Grantors by Deed recorded in Instrument No. 20140221000047710 among the Probate Court records of Shelby County, Alabama.

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns, forever.

IN WITNESS WHEREOF, BANK OF AMERICA, N.A., has caused this conveyance to be executed in its name by its undersigned officer, this 24 day of December, 2013

Bank of America, N.A.

(1)  
BY: Amanda Hubbard  
Amanda Hubbard  
As Its Vice President

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that \_\_\_\_\_, whose name as \_\_\_\_\_ of BANK OF AMERICA, N.A., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he/ she, as such officer and with full authority, executed the same voluntarily for and as the act of said national association.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission expires: \_\_\_\_\_

[AFFIX SEAL]

See Attached Acknowledgment

This instrument prepared by:  
GOODMAN G. LEDYARD  
Pierce Ledyard, P.C.  
P.O. Box 161389  
Mobile, AL 36616  
(251) 338-1300

GRANTEE'S ADDRESS

Medical Forum Building  
950 22nd Street North, Suite 900  
Birmingham, AL 35203



20140821000262450 2/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
08/21/2014 12:07:41 PM FILED/CERT

## ACKNOWLEDGMENT

State of California  
County of Los Angeles )

On December 24, 2013 before me, Yesenia Luna, Notary Public  
(insert name and title of the officer)

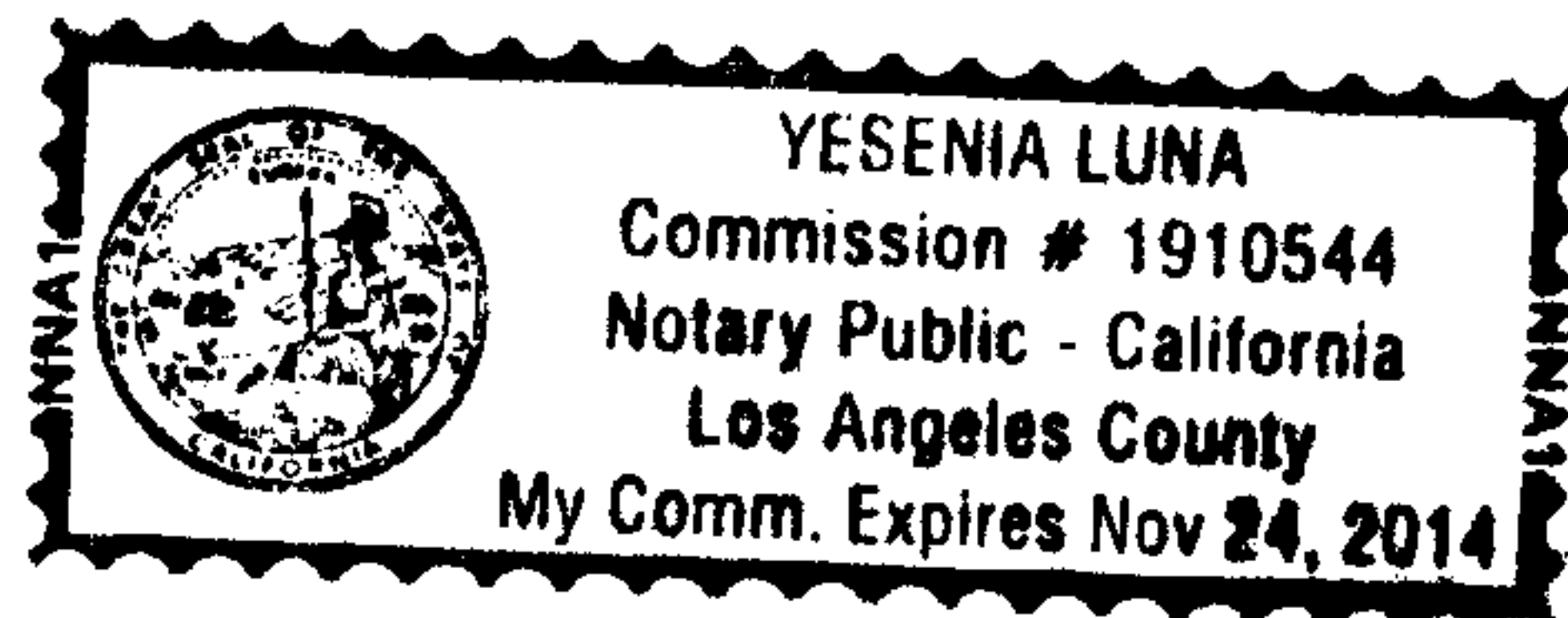
personally appeared Amanda Hubbard \_\_\_\_\_,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in  
~~his/her/their~~ authorized capacity(ies), and that 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 California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(Seal)



Special Warranty Deed — 2652



20140821000262450 3/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
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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, NA  
Mailing Address 7105 Corporate Dr.  
Plano, TX 75024

Grantee's Name Secretary of Housing &  
Mailing Address Urban Development  
950 22nd St. N. Ste. 900  
Birmingham, AL 35203

Property Address 212 Dolphin Circle  
Alabaster, AL  
35007

Date of Sale 8/11/14  
Total Purchase Price \$ 139,626.44

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 Warranty Deed  
☐ 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,

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 8/11/14

Print Amy Barbour

Unattested

Sign Amy Barbour  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1

