

Commitment Number: 3265735

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, LLC

1400 Cherrington Parkway

Moon Township, PA 15108

\$172,855.00 was paid from the mortgage filed simultaneously

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

23-7-350-0-006-091.000

SPECIAL WARRANTY DEED

Bank of America NA, whose mailing address is **2505 W Chandler Blvd (Mail Code: AZ1-805-03-03) Chandler, AZ 85224**, hereinafter grantor, for \$172,855.00 (One Hundred Seventy Two Thousand Eight Hundred Fifty Five Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **JEFFREY A. MATHEWS**, hereinafter grantee, whose tax mailing address is **2707 Daffodil Ave. Hueytown, AL 35023**, the following real property:

** married*

The following described property situated in **SHELBY County, ALABAMA**, to wit:

LOT 91, ACCORDING TO THE PLAT OF HIDDEN FOREST, AS RECORDED IN MAP BOOK 35, PAGE 117, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Being the same property as conveyed from Bank of America NA by Emily Eason, attorney to Bank of America NA, as described in Inst 20140207000035830, Dated 01/27/2014, Recorded 02/07/2014 in Shelby County Records.

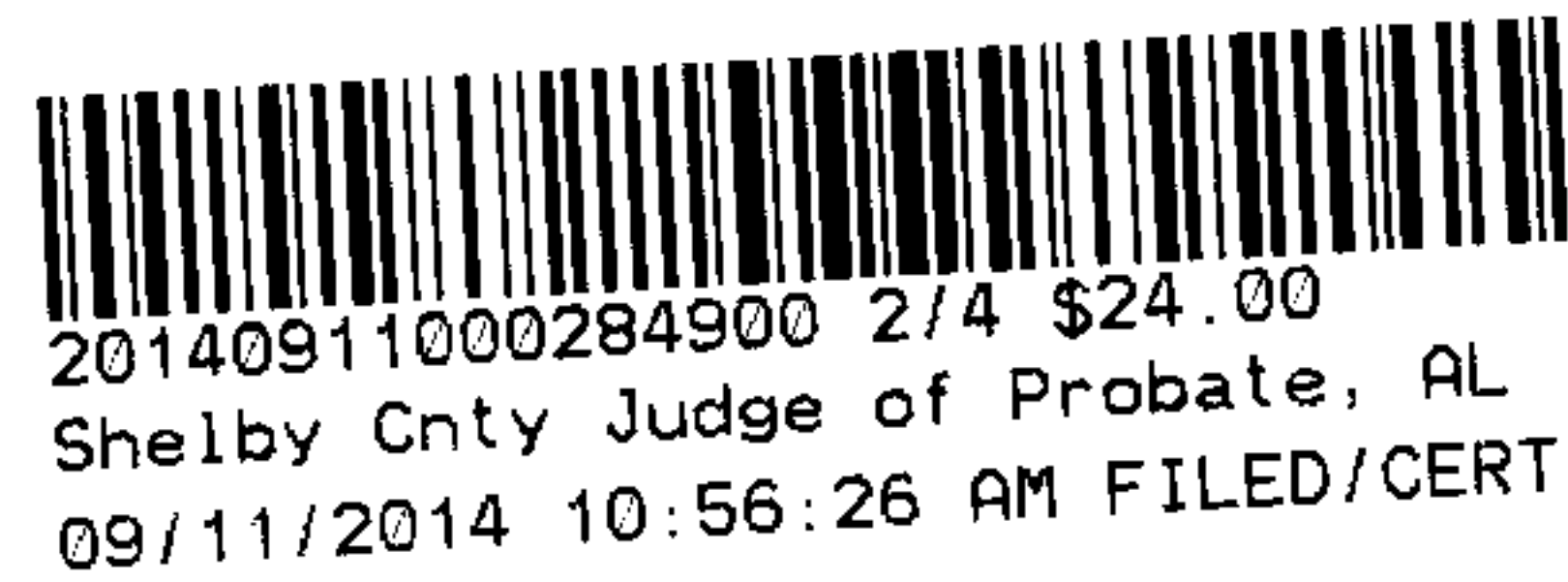
Property Address is: **3005 HIDDEN FOREST COVE, MONTEVALLO, AL 35115**

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: **20140207000035830**



Executed by the undersigned on MAY 19, 2014:

Bank of America NA

By: 

Name: KERRI STEPHEN

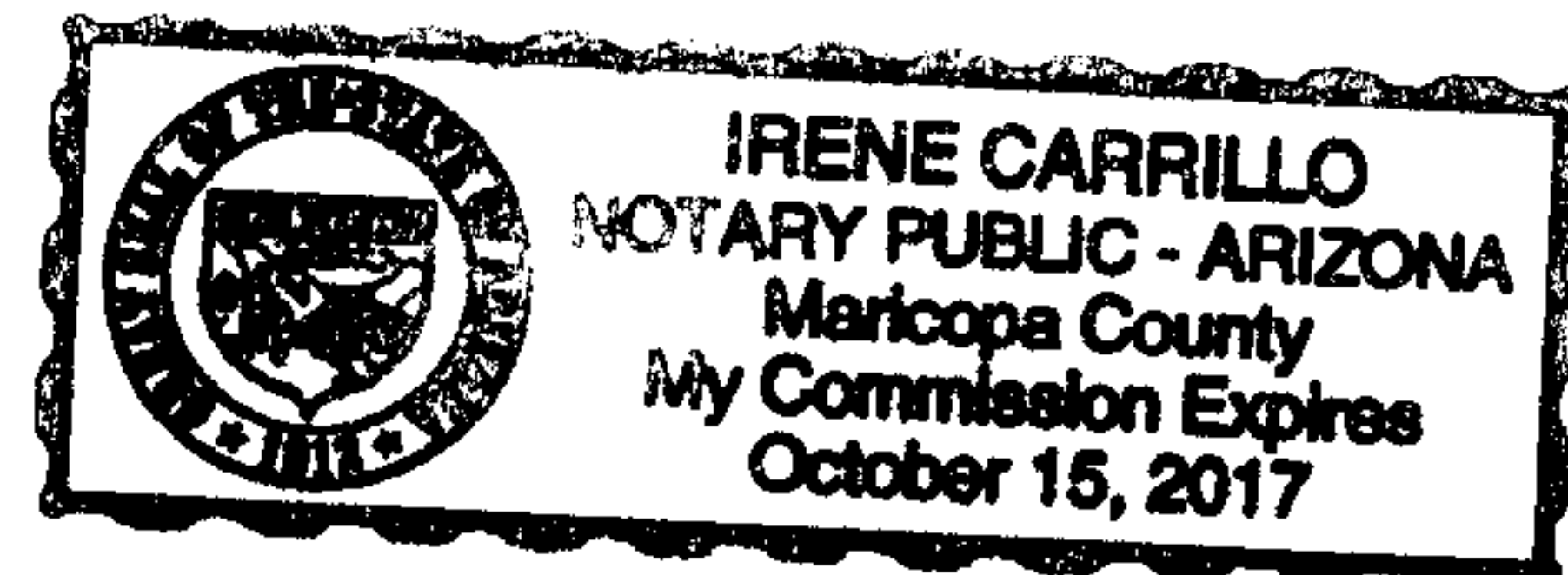
Its: AVP


STATE OF ARIZONA
COUNTY OF MARICOPA

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that KERRI STEPHEN its AVP, on behalf of the Grantor **Bank of America NA** 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 KERRI STEPHEN 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 19 day of MAY, 2014


Notary Public
IRENE CARRILLO




20140911000284900 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
09/11/2014 10:56:26 AM 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 Bank of America NA
Mailing Address 2505 W Chandler Blvd (Mail
Code: AZ1-805-03-03) Chandler,
AZ 85224

Grantee's Name JEFFREY A. MATHEWS
Mailing Address 2707 Daffodil Ave. Hueytown,
AL 35023

Property Address 3005 HIDDEN FOREST COVE,
MONTEVALLO, AL 35115

Date of Sale 5/19/14
Total Purchase Price 172,855.00
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 5-19-2014

Print KERRI STEPHEN AVP

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20140911000284900 4/4 \$24.00
Shelby Cnty Judge of Probate, AL
09/11/2014 10:56:26 AM FILED/CERT