



20140911000286250 1/3 \$54.50
Shelby Cnty Judge of Probate, AL
09/11/2014 03:51:52 PM FILED/CERT

Document Prepared by:
When Recorded Mail to:

Corinna Auau
Michaelson, Connor & Boul
5312 Bolsa Ave, Suite 200
Huntington Beach, CA 92649
FHA Case # 011-623410

12-002624

QUITCLAIM DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that for One and No/100 (\$1.00) Dollar and other good and valuable consideration in hand paid to **The Secretary of Housing and Urban Development of Washington, D.C.**, as party of the first part, by **Branch Banking and Trust Company**, as party of the second part, the receipt of which is hereby acknowledged, the party of the first part does hereby QUITCLAIM, BARGAIN, SELL AND CONVEY unto the said party of the second part, it's successors and assigns, subject to the provisions hereinafter contained, the following described real property situated in Shelby County, Alabama:

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

Source of Title: 20140414000108360

Commonly known as: 307 12th Street NW, Alabaster, AL 35007

Tax ID # 138344001075000

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns, forever.

This Deed shall be **EFFECTIVE** the 19th day of AUGUST, 2014.

Shelby County, AL 09/11/2014
State of Alabama
Deed Tax: \$34.50

20140911000286250 2/3 \$54.50
Shelby Cnty Judge of Probate: AL
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IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its undersigned officers, thereunto duly authorized, this the 19th day of AUGUST, 2014

Secretary of Housing and Urban Development
By: *Authorized Agent*


KERRY NETERER
By Delegation of Authority Published in the
Federal Register, Docket No.: FR-4837-D-57

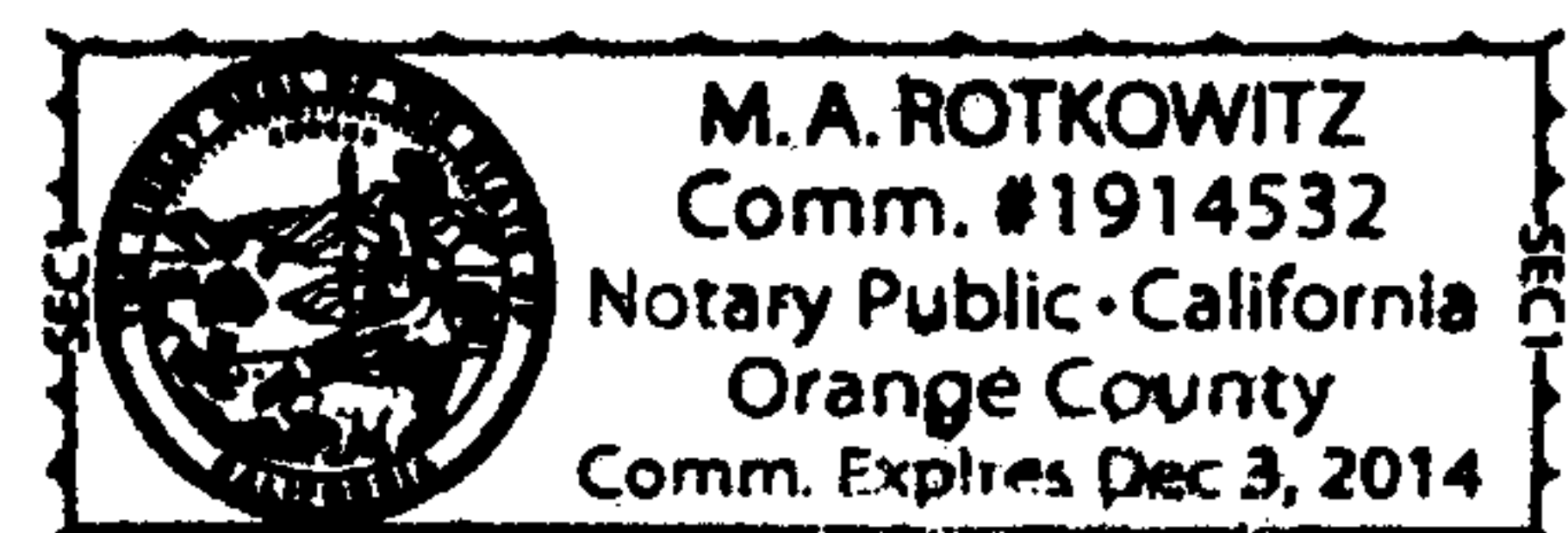
State of CALIFORNIA) ss

County of ORANGE)

On this 19th day of AUGUST, 2014, before me M. A. ROTKOWITZ, the undersigned Notary Public, personally appeared **KERRY NETERER**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signatures on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument

WITNESS my hand and official seal

Signature  (seal)



Grantee's Mailing Address:

Send Tax Statements to:

Branch Banking and Trust
7701 Airport Center Drive, Suite 3100
Greensboro, NC 27409

Real Estate Sales Validation Form

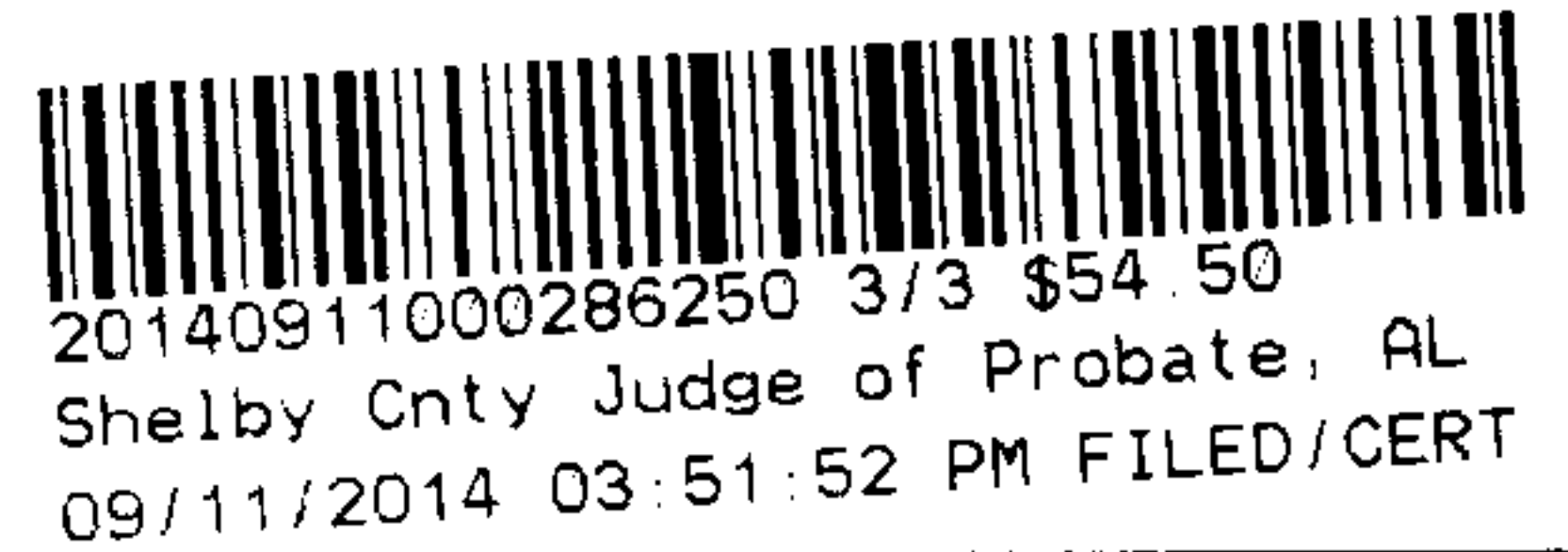
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Secretary of Housing and Urban
Mailing Address Development
451 7th Street, SW
Washington, DC 20410

Grantee's Name Branch Bank and Trust Company
Mailing Address 7701 Airport Center Drive, Suite 3100
Greensboro, NC 27409

Property Address 307 12th Street NW
AL 35007

Date of Sale
Total Purchase Price \$



or
Actual Value \$ 34,220.00

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 assessors website

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 _____

Print _____

KERRY NETERER
AUTHORIZED AGENT

____ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1