

Prepared By and Return To:
LandCastle Title, LLC
Attn: Paul Kemp
One Independence Plaza, Ste. 416
Birmingham, AL 35209

Send Property Tax Notice to:

116 Summer Dr.
Calera, AL 35040

Order No.: AL-052-00338-14-PUR



20141002000309470 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/02/2014 01:30:32 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of the sum of One Hundred Thirteen Thousand And No/100 Dollars (\$113,000.00) cash in hand paid to **Bank of America N.A.** (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said **Adrian Rhinehart** (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Lot 92, according to the survey of Kensington Place, Phase I, Sector I, as recorded in Map Book 37, :Page 147, in the Probate Office of Shelby County, Alabama.

Source of Title: Foreclosure Deed recorded on February 7, 2014 as Instrument Number 2014020700035800.

The subject property is not the homestead of the Grantor(s).

TO HAVE AND TO HOLD unto the said Grantee, its successor 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 conveyance is made subject to any rights of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded as Instrument Number 2014020700035800.

\$113,000.00 of the consideration was paid from the proceeds of a purchase money mortgage filed simultaneously herewith.

IN WITNESS WHEREOF, Bank of America N.A. has caused these presents to be executed in its name and on its behalf as aforesaid, on this the 13 day of AUGUST, 2014.

GRANTOR:

Bank of America N.A.

BY: 

Name **CHRISTA MCCLURE**

Title **ASST VICE PRESIDENT**

Deed (Special Warranty - AL)
Servicer Loan No.: **N/A**
Property Address: 1257 Kensington Blvd.
Calera, AL 35040

AL-052-00338-14-PUR

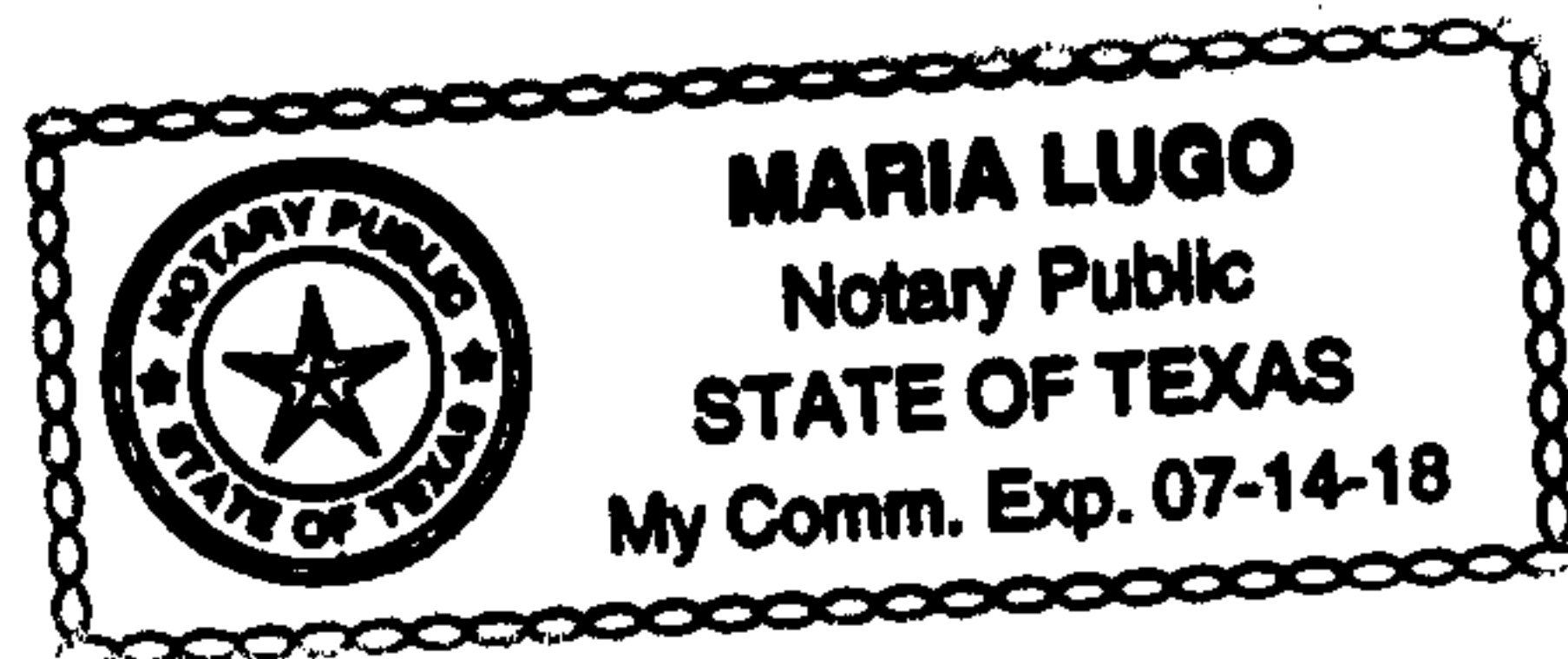
State of TEXAS
County of DALLAS

I, MARIA LUGO, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that CHRISTA MCCLURE whose name as ASST VICE PRESIDENT 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 the conveyance he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in his/hers capacity as aforesaid on the day that bears the same date.


Given under my hand and official seal this the 13 day of AUGUST, 2014.

Notary Public MARIA LUGO
My Commission Expires: 07/14/2018

[Notary Seal]



Servicer Loan No.: N/A
Property Address: 1257 Kensington Blvd.
Calera, AL 35040


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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 400 National Hwy
Simi Valley CA
93065

Grantee's Name Adrian Rhinghart
Mailing Address 116 Summer Dr
Calera AL
35040

Property Address 1257 Kensington Blvd
Calera AL
35040

Date of Sale 9-29-14
Total Purchase Price \$ 113000.00

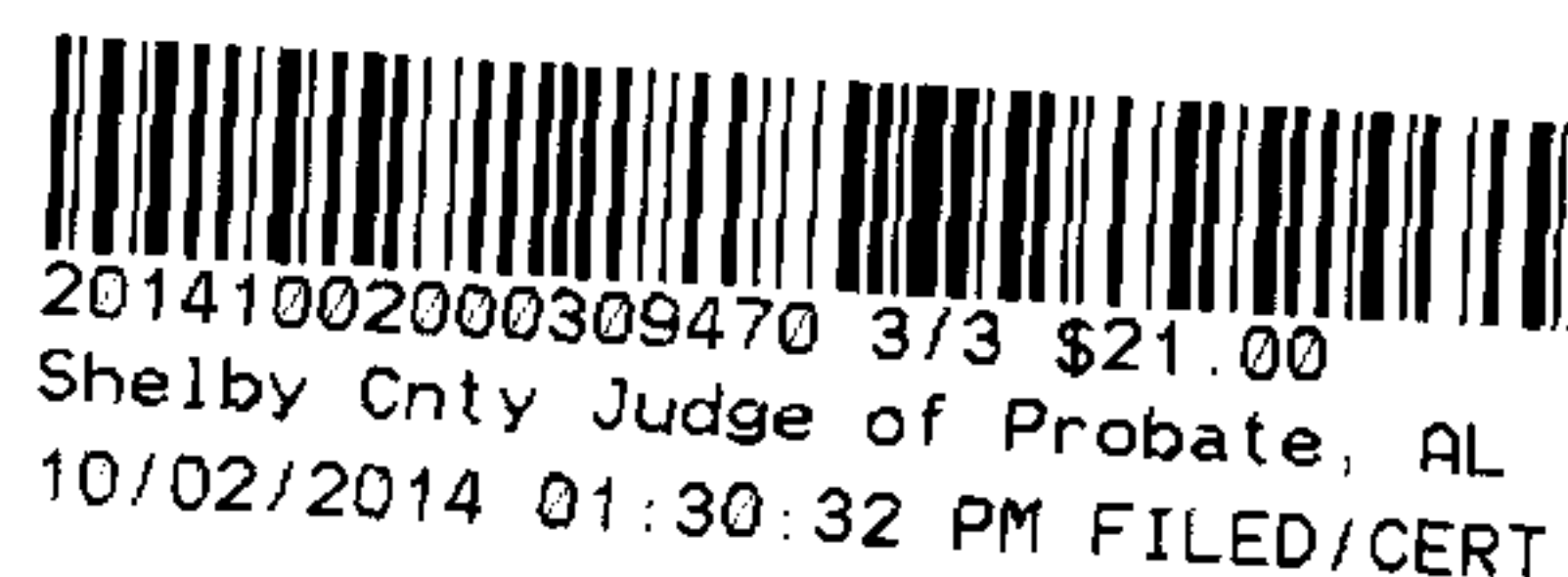
or
Actual Value \$

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 9-29-14

Print Dawn Collier

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one