


INVESTOR NUMBER: 011-7046453-703

Bank of America, N.A. CM #: 329640
MORTGAGOR(S): SETH LEE BRITT

Grantee's Address:
Secretary of Housing and Urban Development
c/o Michaelson, Connor & Boul
4400 Will Rogers Parkway
Suite 300
Oklahoma City, OK 73108-183


20150313000079270 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
03/13/2015 01:26:56 PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Dollars (\$500.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Bank of America, N.A.**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Housing and Urban Development, his Successors and Assigns**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

The following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of Section 12, Township 20 South, Range 1 West; thence run South 88 degrees 36 minutes 08 seconds East a distance of 3,317.00 feet, more or less, to the North right of way line of Highway 49; thence run South 70 degrees 37 minutes 36 seconds East along said right of way a distance of 168.26 feet to the point of beginning; thence continue along last described course a distance of 117.28 feet; thence turn an angle of 105 degrees 51 minutes 21 seconds left and run a distance of 164.18 feet; thence turn an angle of 89 degrees 58 minutes 48 seconds left and run a distance of 86.63 feet; thence turn an angle of 78 degrees 51 minutes 10 seconds left and run a distance of 134.79 feet to the point of beginning.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

329640 *SWD* *Y

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 15 day of August, 2014.

BANK OF AMERICA, N.A.

By: [Signature] 8/15/14
Jared Ryan Freeman
Its: Assistant Vice President (AVP)

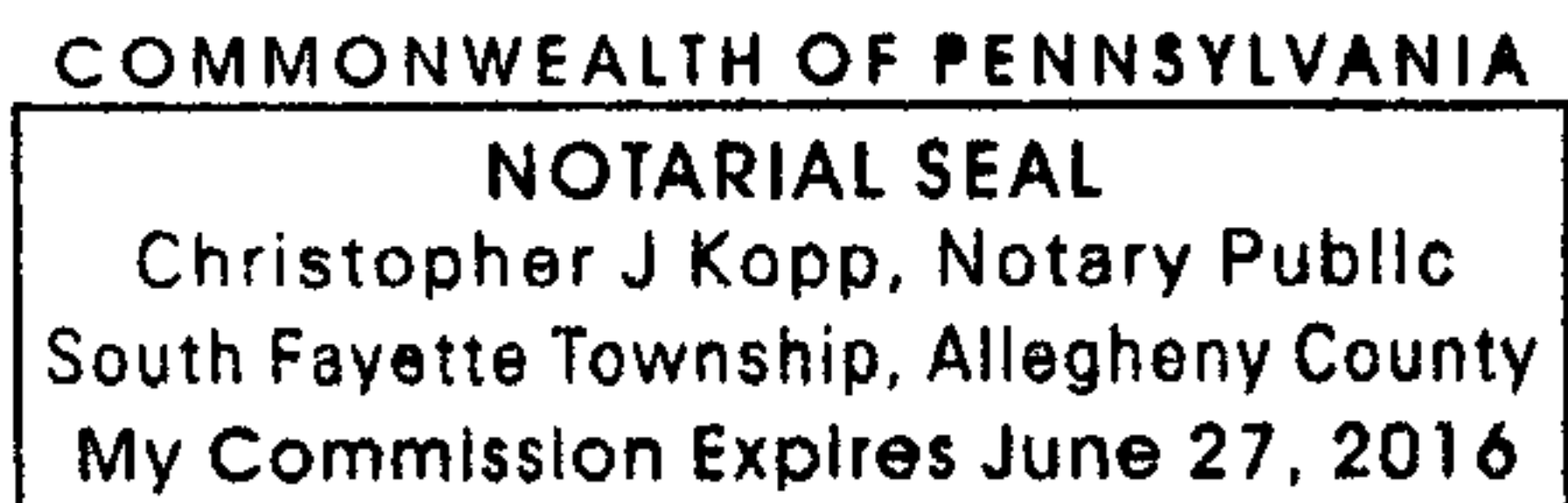
STATE of Pennsylvania
COUNTY of Allegheny

Before me, Christopher J Kopp, the undersigned officer, on this, the 15 day
(insert name of notary)

of August, 2014, personally appeared Jared Ryan Freeman,
(insert name of signer)

☐ known to me or, ☒ through production of identification card as identification, who identified her/himself to be the AVP of Bank of America, NA, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

(seal)

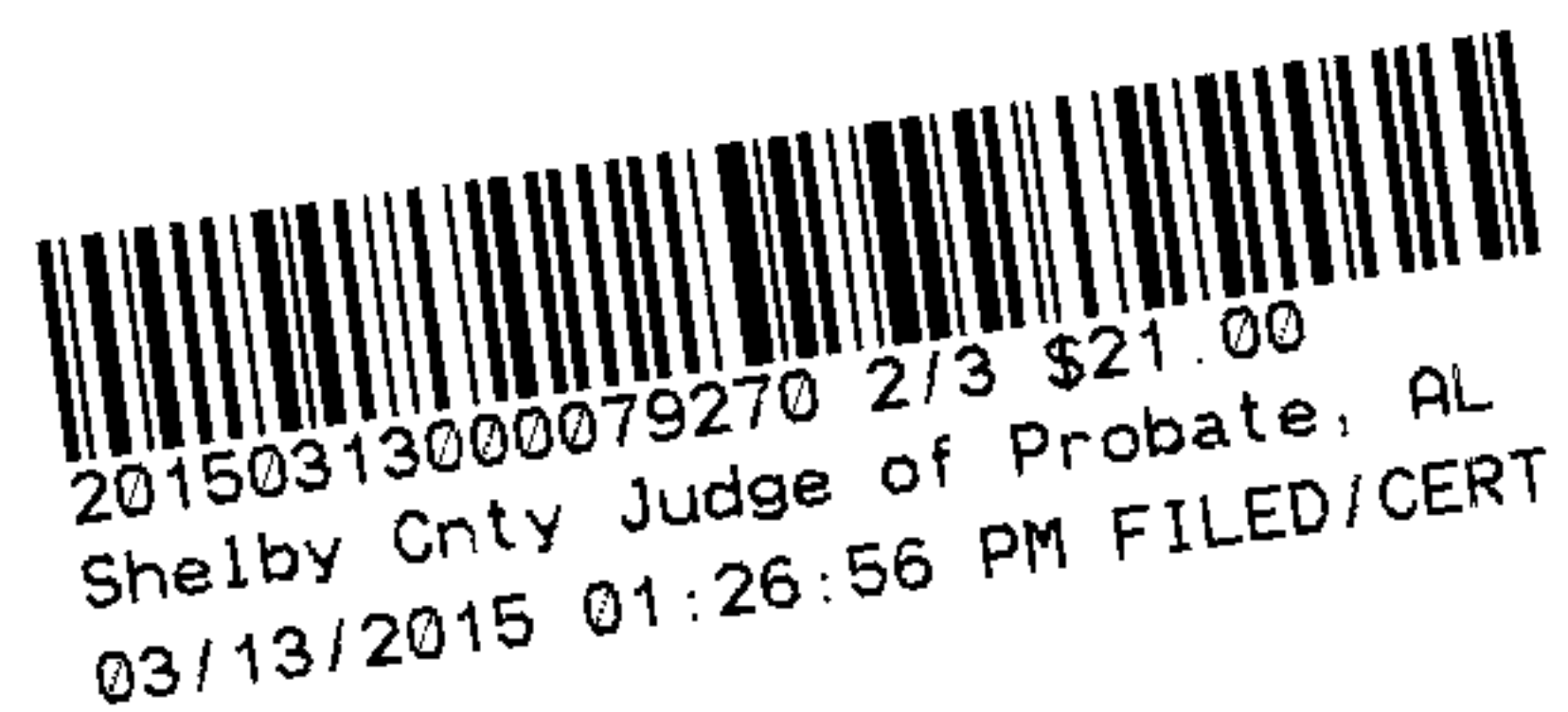


[Signature]
Christopher J Kopp
(Type or print name below signature)
Notary Public, State of Pennsylvania
Commission No.: 1220449
My Commission Expires: June 27, 2016

THIS INSTRUMENT PREPARED BY:

Andy Saag
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727

329640 *SWD* *Y



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, N.A.
c/o Bank of America, N.A.

Mailing Address 7105 Corporate Drive, Mail Stop
PTX-C-35
Plano, TX 75024

Property Address 6408 Highway 49
Columbiana, AL 35051

Grantee's Name Secretary of Housing and Urban
Development

Mailing Address 4400 Will Rogers Parkway
Suite 300
Oklahoma City, OK 73108-183

Date of Sale 8/15/14

Total Purchase Price \$78,100.00
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 ☐ Appraisal
☐ Sales Contract ☒ Other Foreclosure Deed
☐ Closing Statement

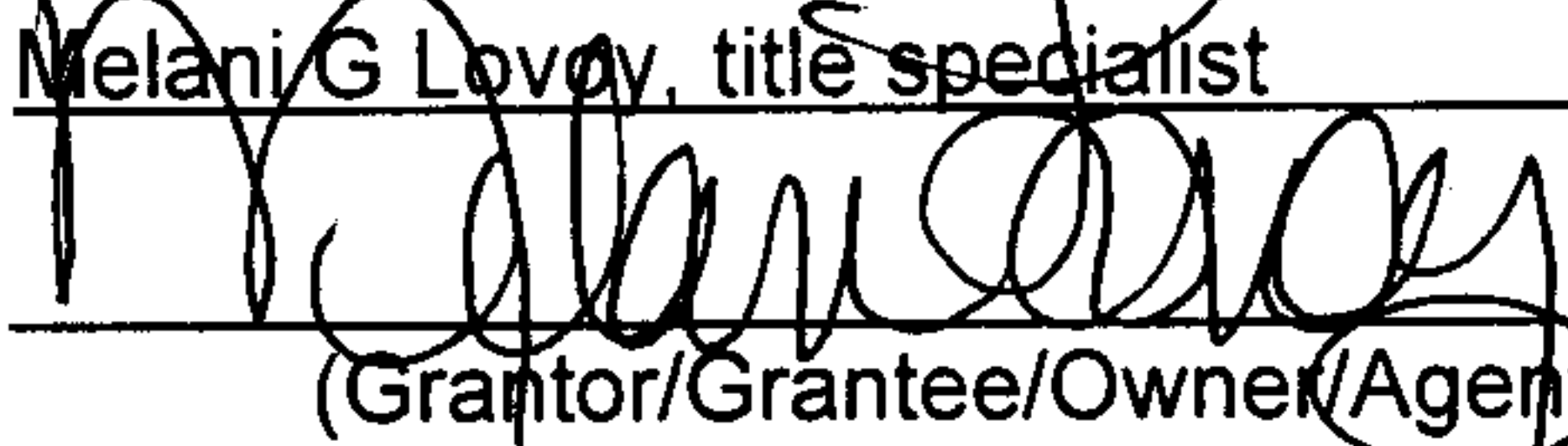
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

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 3/10/2015

☐ Unattested
(verified by)

Print Melani G Lovoy, title specialist
Sign 
(Grantor/Grantee/Owner/Agent) circle one



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