

20150407000110170
04/07/2015 10:31:06 AM
DEEDS 1/6

Send Tax Notice To:
Robert M Boyer
5421 Caldwell Mill Road
Birmingham, AL 35242

Above this line reserved for official use only

STATE OF ALABAMA

COUNTY OF Shelby

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF \$240,000.00 and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **U.S. Bank National Association, as Trustee for Banc of America Funding Corporation, Mortgage Pass-through Certificates, Series 2006-G** (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **Robert M Boyer, a single man** (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **Shelby**, State of Alabama.

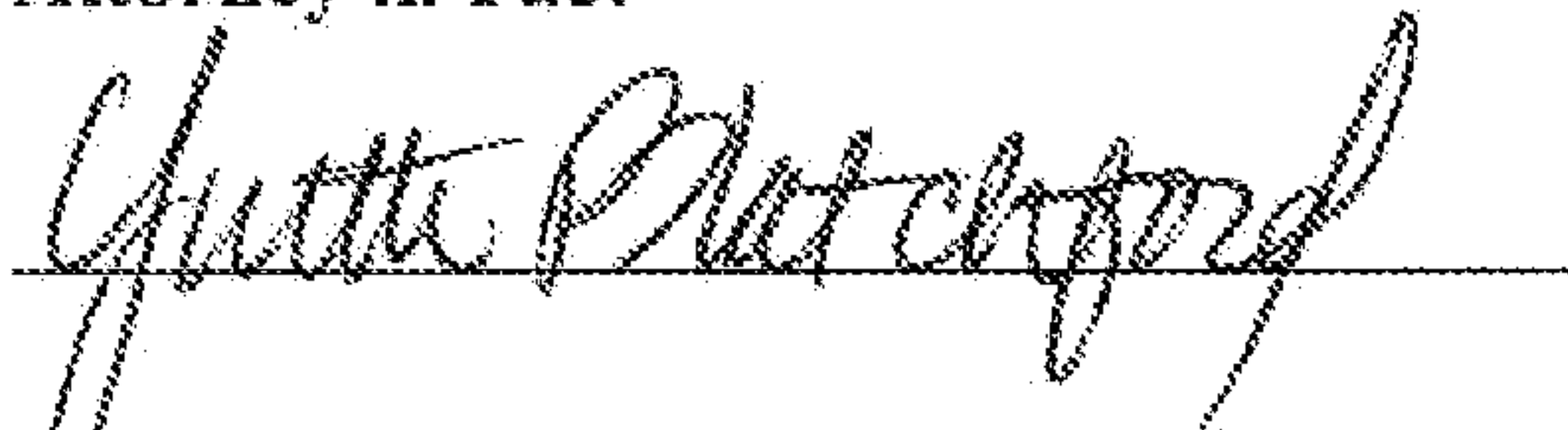
Lot 3, according to the Survey of Dogwood Meadow, as recorded in Map Book 5, Page 117, in the Probate Office of Shelby County, Alabama.

Prior instrument reference: **Inst# 20140610000174680** of the Public Records of the **Judge of Probate** of Shelby County, State of Alabama.

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.

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 9th day of **March, 2015.**

U.S. Bank National Association, as Trustee
for Bane of America Funding Corporation,
Mortgage Pass-through Certificates, Series
2006-G, By Wells Fargo Bank N.A., Its
Attorney in Fact



By: Yvette Blatchford

Its: VP Loan Documentation

A notary public or other officer
completing this certificate verifies only
the identity of the individual who
signed the document, to which this
certificate is attached, and not the
truthfulness, accuracy, or validity of
that document.

State of California

County of _____)

On _____ before me,

personally appeared _____

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.

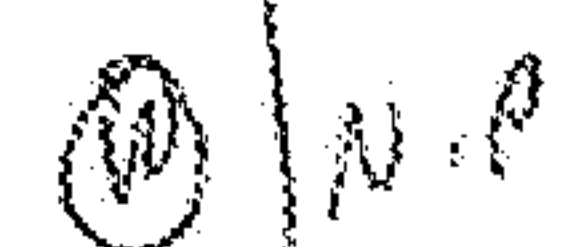
I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

See Attached
California
Acknowledgment



Prepared by:
GEORGE VAUGHN, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
7166343405

Send future tax bills to:
Robert M Boyer
5421 Caldwell Mill Road
Birmingham, AL 35242

BUYER HEREIN UNDERSTANDS AND AGREES THAT THE PROPERTY DESCRIBED ABOVE IS SUBJECT TO A "ONE YEAR RIGHT OF REDEMPTION" UNDER ALABAMA CODE SECTION 6-5-247 THROUGH 6-5-257. THIS ONE YEAR PERIOD RUNS FROM THE DATE OF THE FORECLOSURE SALE. THE REDEMPTION PERIOD HAS NOT EXPIRED AS OF THIS SALE DATE. ADDITIONALLY, SHOULD THE SALES PRICE OF THIS TRANSACTION EXCEED THE FORECLOSURE BID PRICE, THE BUYER ACCEPTS THE RISK THAT IF A REDEMPTION DOES TAKE PLACE, HE/SHE MAY LOSE PART OF THEIR INVESTMENT. _____ [Grantee(s) Initials]

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Bernardino)

On March 9, 2015 before me, Melvin A. Russo III Notary Public,

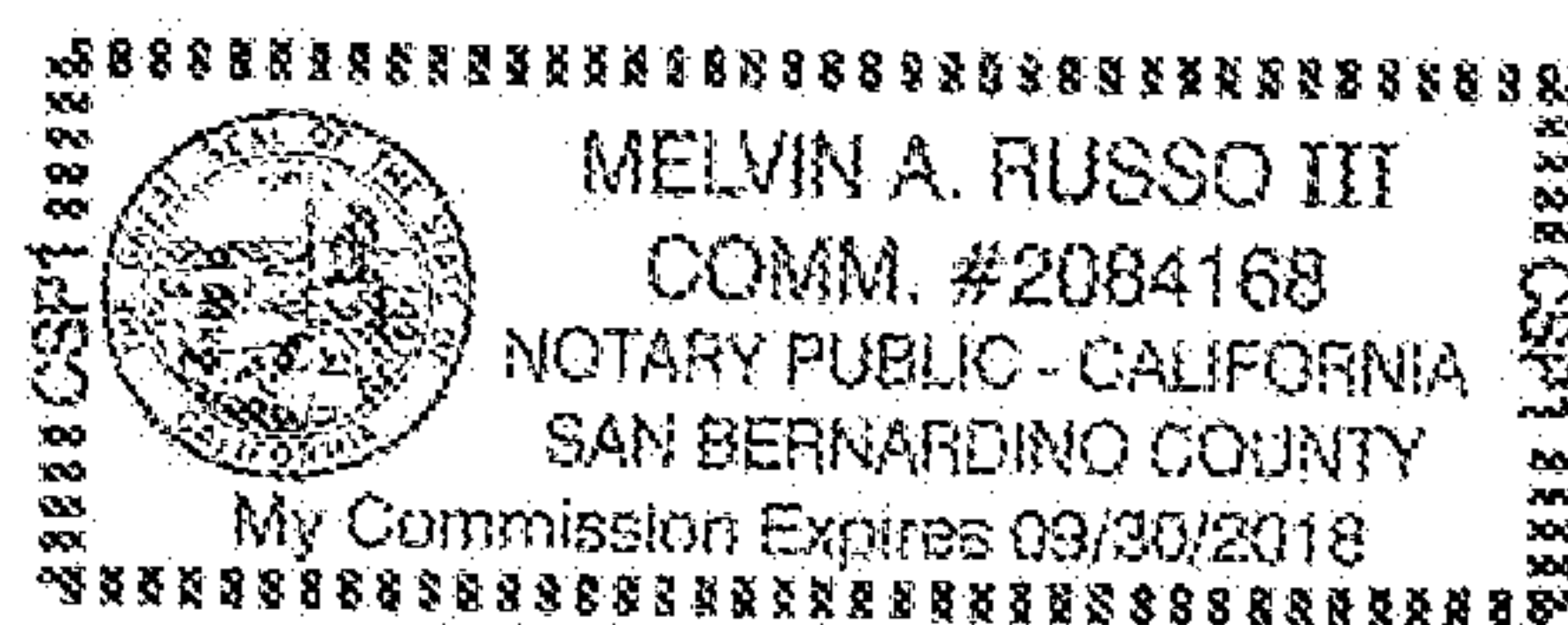
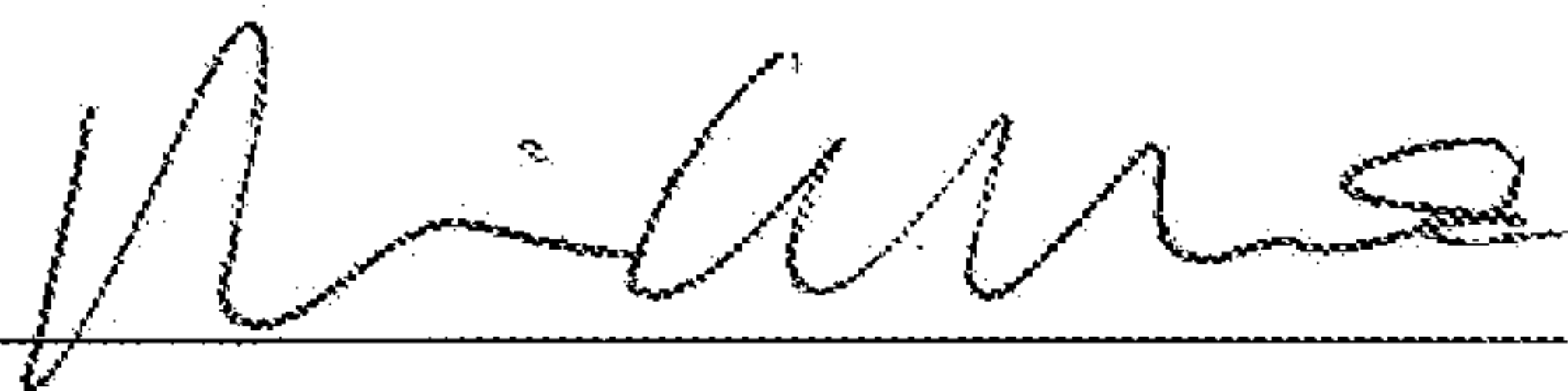
personally appeared Yvette Blatchford

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)

Real Estate Sales Validation Form

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

20150407000110170

04/07/2015 10:31:06 AM DEEDS 6/6

Grantor's Name U.S. Bank National Association, as Trustee**
Mailing Address c/o Wells Fargo Bank N.A.
8480 Stagecoach Circle,
Frederick, MD 21701

Grantee's Name Robert M Boyer
Mailing Address 5421 Caldwell Mill Road
Birmingham, AL 35242

Property Address 5421 Caldwell Mill Road
Birmingham, AL 35242

Date of Sale 3/9/15
Total Purchase Price \$ \$240,000.00

or
Actual Value \$

or
Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/07/2015 10:31:06 AM
\$269.00 CHERRY
20150407000110170

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
☐ 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, 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 3/27/15

Print Amanda Tyler

☒ Unattested

Bobbie J. Hobbs
(verified by)

Sign

Amanda Tyler
(Grantor/Grantee/Owner/Agent) circle one