



20150428000137670 1/3 \$39.00  
Shelby Cnty Judge of Probate, AL  
04/28/2015 10:53:26 AM FILED/CERT

**Document Prepared by:**  
**When Recorded Mail to:**

Brooke Steinbach  
***Michaelson, Connor & Boul***  
5312 Bolsa Ave, Suite 200  
Huntington Beach, CA 92649  
FHA Case # 011-593531

## 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 **Bank of America, N.A.**, 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:

Lot 1 and Lot 2, according to the Survey of Shaw's Subdivision being situated in the Southwest 1/4 of Section 11, Township 18 South, Range 1 East, as recorded in Map Book 40, Page 77 in the Office of the Judge of Probate of Shelby County Alabama.

Source of Title: Instrument# 20140804000240270 in the records SHELBY County Judge of Probate office  
**Commonly known as: 53165 Hwy 325, Vandiver, AL 35176**  
**Tax ID # 04-1-11-0-001-061.000**

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 23<sup>rd</sup> day of February, 2015.

Shelby County, AL 04/28/2015  
State of Alabama  
Deed Tax: \$19.00

**See Attached Execution and Notary Acknowledgement**



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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 23<sup>rd</sup> day of  
February 2015.

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

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

A notary public or other 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 ) ss

County of ORANGE )

On February 23 2015 before me, M.A. Rotkowitz, the undersigned Notary Public, personally  
appeared **KERRY NETERER**, 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 *M.A. Rotkowitz* (Notary seal)

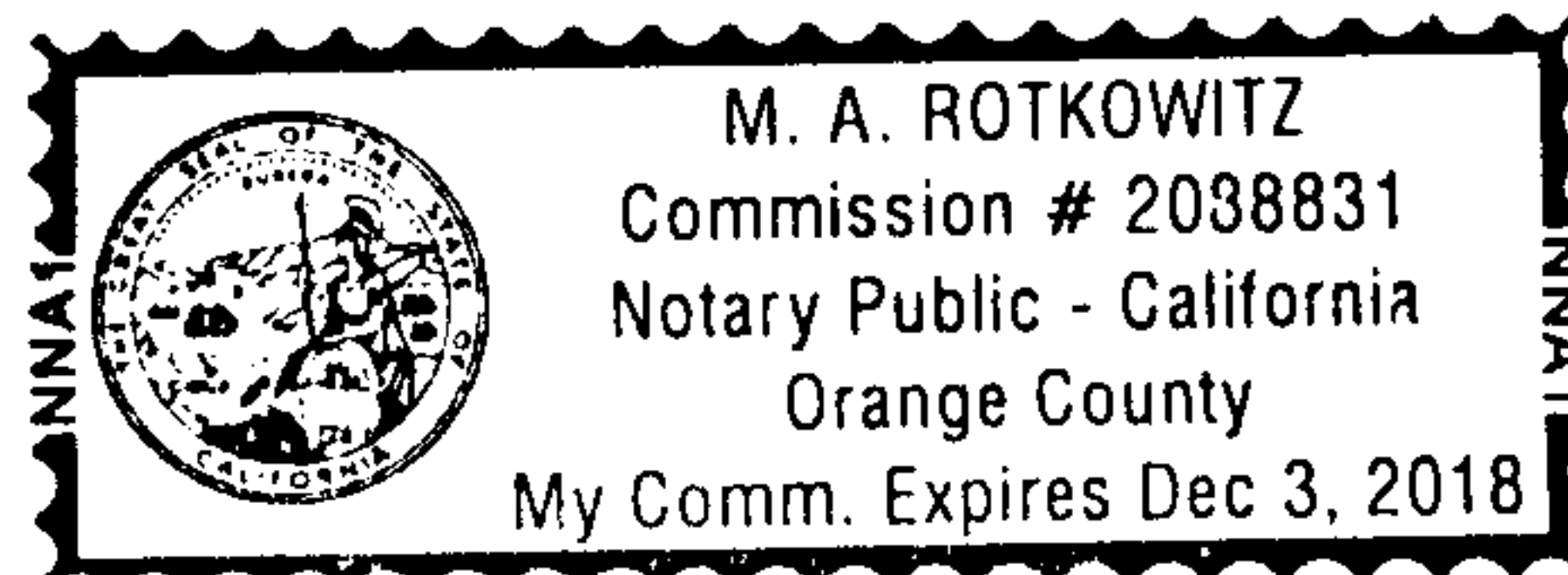
**Grantee's Mailing Address:**

**Send Tax Statements to:**

**Bank of America N.A.**

**7105 Corporate Drive**

**Plano, TX 75024**





## 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  
Mailing Address Urban Development  
451 7th Street, SW  
Washington DC 20410

Grantee's Name Bank of America N.A.  
Mailing Address 7105 Corporate Drive  
Plano, TX 75024


Property Address 53165 Hwy 325  
Vandiver, AL 35176

Date of Sale   
Total Purchase Price \$   
or  
Actual Value \$ 19,000.00  
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

  
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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).

**KERRY NETERER**  
**AUTHORIZED AGENT**

Date

Print

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1