

INVESTOR NUMBER: 011-4323479-703

Bank of America, N.A. CM #: 309583
MORTGAGOR(S): TERESA WILSON

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



20150611000195860 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
06/11/2015 12:47:25 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:

Lot 2, according to the Survey of Buck Creek Landing, as recorded
in Map Book 20, Page 136, in the Office of the Judge of Probate of
Shelby County, 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.

309583 *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 4th day of November, 2014.

BANK OF AMERICA, N.A. (BANA)

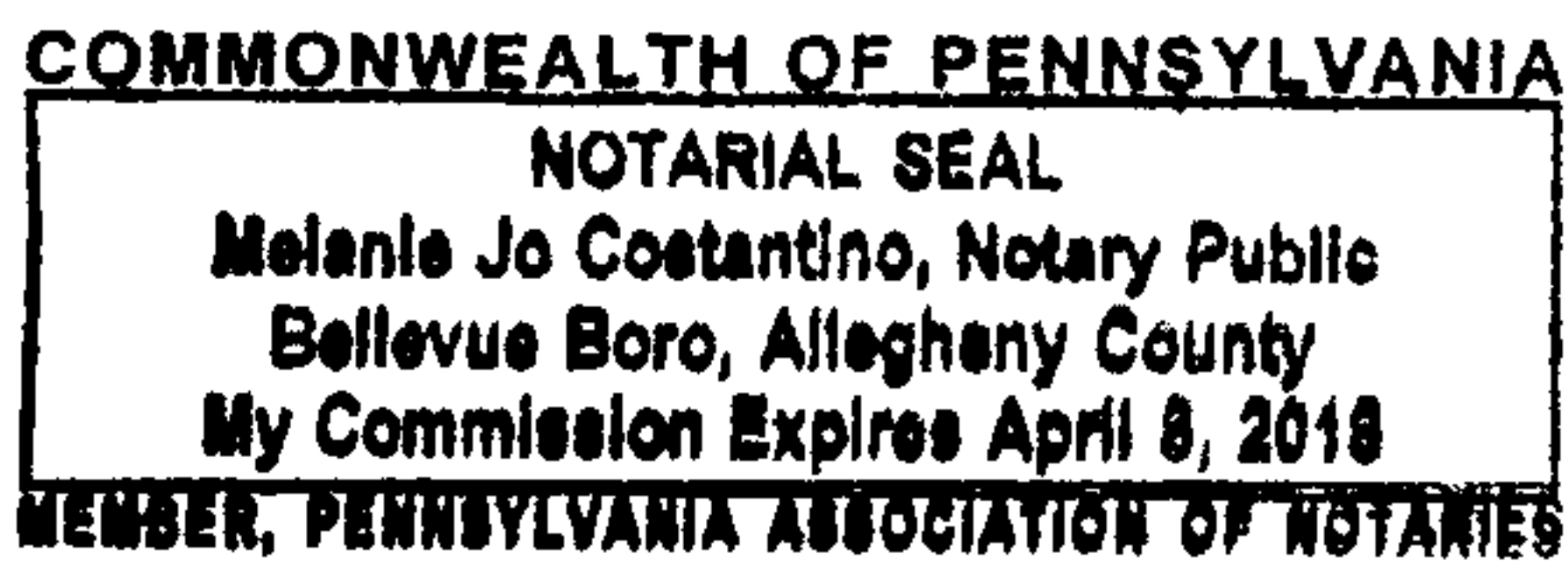
By: [Signature] 11/4/14
Jay Robert Karnes
Its: Assistant Vice President (AVP)

STATE of Pennsylvania
COUNTY of Allegheny

Before me, Melanie Jo Costantino, the undersigned officer, on this, the 4th day
(insert name of notary)
of November, 2014, personally appeared Jay Robert Karnes,
(insert name of signer)

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

(seal)



Melanie Jo Costantino
Melanie Jo Costantino
(Type or print name below signature)
Notary Public, State of Pennsylvania
Commission No.: 1282615
My Commission Expires: 4-8-18

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

Real Estate Sales Validation Form

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

Grantor's Name	<u>Bank of America, N.A.</u>	Grantee's Name	<u>Secretary of Housing and Urban Development</u>
Mailing Address	<u>7105 Corporate Drive</u> <u>Mail Stop PTX-C-35</u> <u>Plano, TX 75024</u>	Mailing Address	<u>4400 Will Rogers Pkwy Suite 300</u> <u>Oklahoma City, OK 73108</u>
Property Address	<u>204 Buck Creek Cir</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>11/04/2014</u>
		Total Purchase Price	<u>\$86,620.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Foreclosure Bid Price
<input type="checkbox"/> 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.

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 _____

☐ Unattested

(verified by)

Print Stanley Fowler, Foreclosure Specialist

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



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