

**INVESTOR NUMBER: 011-6792940-703**

**Bank of America, N.A.      CM #: 358379**  
**MORTGAGOR(S): JOSHUA N. DAVIES**

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

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 1, according to the Survey of Calloway Cove Townhomes Plat  
No. 1, as recorded in Map Book 31, Page 67, in the Probate Office  
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.



20150730000260800 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
07/30/2015 10:51:19 AM FILED/CERT

**\*358379\* \*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 16th day of June, 2015.

**BANK OF AMERICA, N.A.**

By: Kristen Havrilla-Spak 6-16-15  
Kristen Havrilla-Spak  
Its: Assistant Vice President

STATE of Pennsylvania  
COUNTY of Allegheny

Before me, Laureen Lynn Wallace, the undersigned officer, on this, the 16th day  
(insert name of notary)

of June, 2015, personally appeared Kristen Havrilla-Spak,  
(insert name of signer)

☐ known to me or, ☒ through production of drivers license as identification, who identified (her)himself to be the Assistant Vice President of Bank of America, N.A., 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)


COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL  
LAUREEN LYNN WALLACE, NOTARY PUBLIC  
CITY OF PITTSBURGH, ALLEGHENY COUNTY  
MY COMMISSION EXPIRES FEB. 12, 2019

Laureen Lynn Wallace 6/16/15  
Laureen Lynn Wallace  
(Type or print name below signature)  
Notary Public, State of Pennsylvania  
Commission No.: 1200427  
My Commission Expires: 2/12/2019

THIS INSTRUMENT PREPARED BY:

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

  
20150730000260800 2/3 \$21.00  
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\*358379\* \*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	<u>Bank Of America, N.A.</u> <u>c/o Bank of America, N.A.</u>	Grantee's Name	<u>Secretary of Housing and Urban Development</u>
Mailing Address	<u>7105 Corporate Drive, Mail Stop</u> <u>PTX-C-35</u> <u>Plano, TX 75024</u>	Mailing Address	<u>4400 Will Rogers Parkway</u> <u>Suite 300</u> <u>Oklahoma City, OK 73108-183</u>
Property Address	<u>101 Calloway Dr</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>06/16/2015</u>
		Total Purchase Price	<u>\$126,387.17</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 Deed
<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.

## 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 7/27/2015

☐ Unattested

(verified by)

Print David Johnson, title specialist

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

