



20150818000287830 1/3 \$150.50
Shelby Cnty Judge of Probate, AL
08/18/2015 04:03:13 PM FILED/CERT

STATE OF ALABAMA

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SPECIAL WARRANTY DEED

COUNTY OF SHELBY

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KNOW ALL MEN BY THESE PRESENTS, that in consideration of Seven Hundred Five Thousand and Five Hundred and No/100 (\$705,500.00) Dollars and other good and valuable consideration, to the undersigned **BANK OF AMERICA, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AS SUCCESSOR IN INTEREST TO MERRILL LYNCH CREDIT CORPORATION**, herein referred to as GRANTOR, by **LOWELL BRAGG**, herein referred to as GRANTEE, the receipt whereof is hereby acknowledged, GRANTOR does hereby grant, bargain, sell and convey unto GRANTEE the following described real estate situated in Shelby County, Alabama to-wit:

Lot 3522, according to the survey of Riverchase Country Club 35th addition, as recorded in Map Book 16, at Page 113, in the Probate Office of Shelby County, Alabama.

Subject to:

Covenants, conditions, limitations and release of damages in Instrument #1992-24275 and Instrument #1992-26524

Protective covenants of Baneberry Lake Subdivision as recorded in Book 246, Page 889.

Restrictions appearing of record in Map Book 14, Page 536 and amended by Misc. Book 17, Page 550 and Instrument #1993-2778.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damage relating thereto as recorded in Deed Book 127, Page 140.

Certificate of Compliance in Misc. Book 34, Page 549.

Easements and building line as shown on recorded map.

Shelby County, AL 08/18/2015
State of Alabama
Deed Tax: \$130.50

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

This conveyance is subject to outstanding ad valorem taxes, restrictive covenants, rights of way, easement and reservations of record that apply to the hereinabove described real property as well as those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated June 22, 2015 and recorded in Deed Book 2015, Page 14457 in the Office of the Judge of Probate of Shelby County, Alabama.

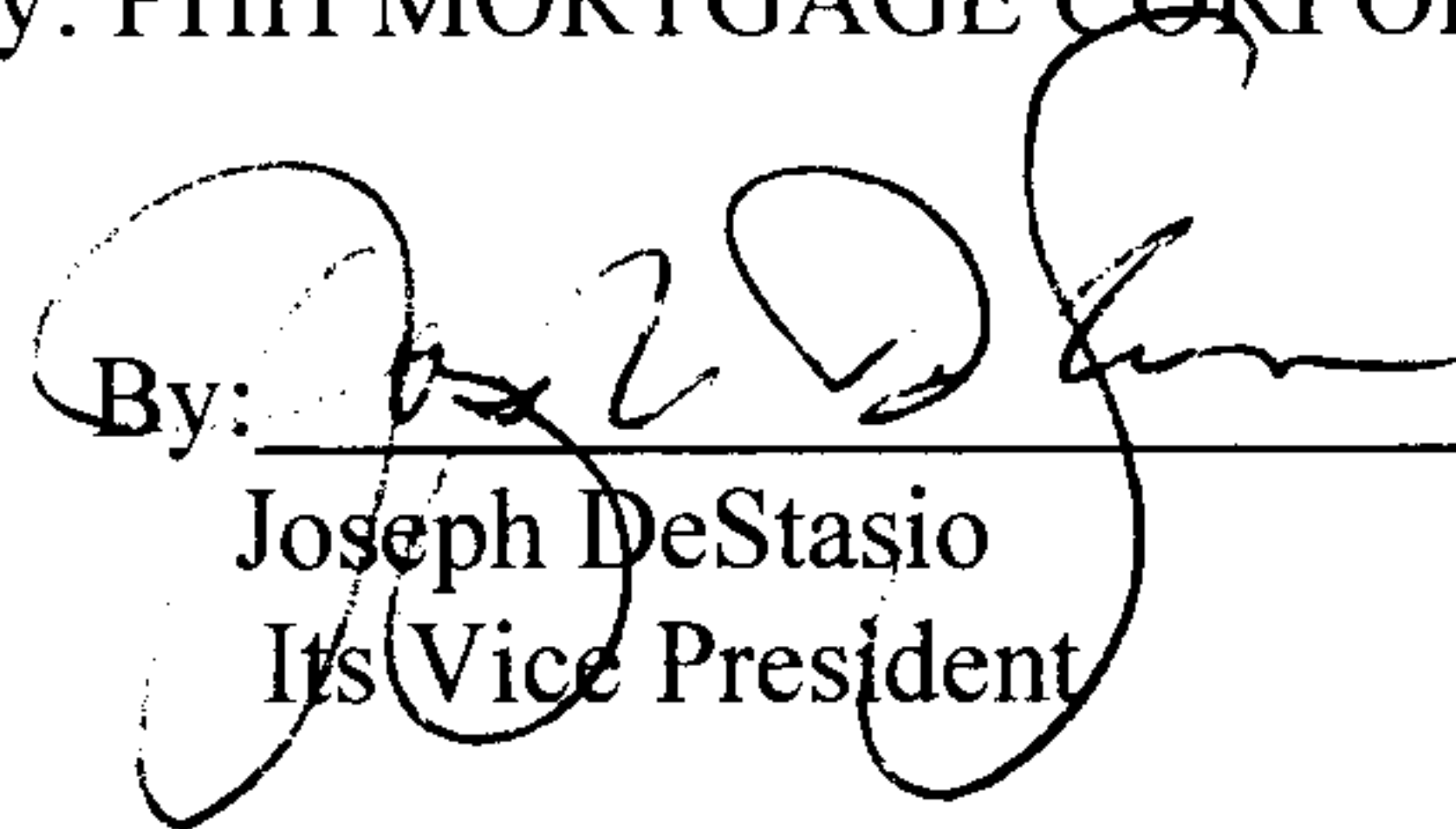
TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, heirs and assigns forever. GRANTOR does covenant with the said GRANTEE that it has not in any way encumbered or

otherwise placed any lien upon the premises during its ownership thereof.

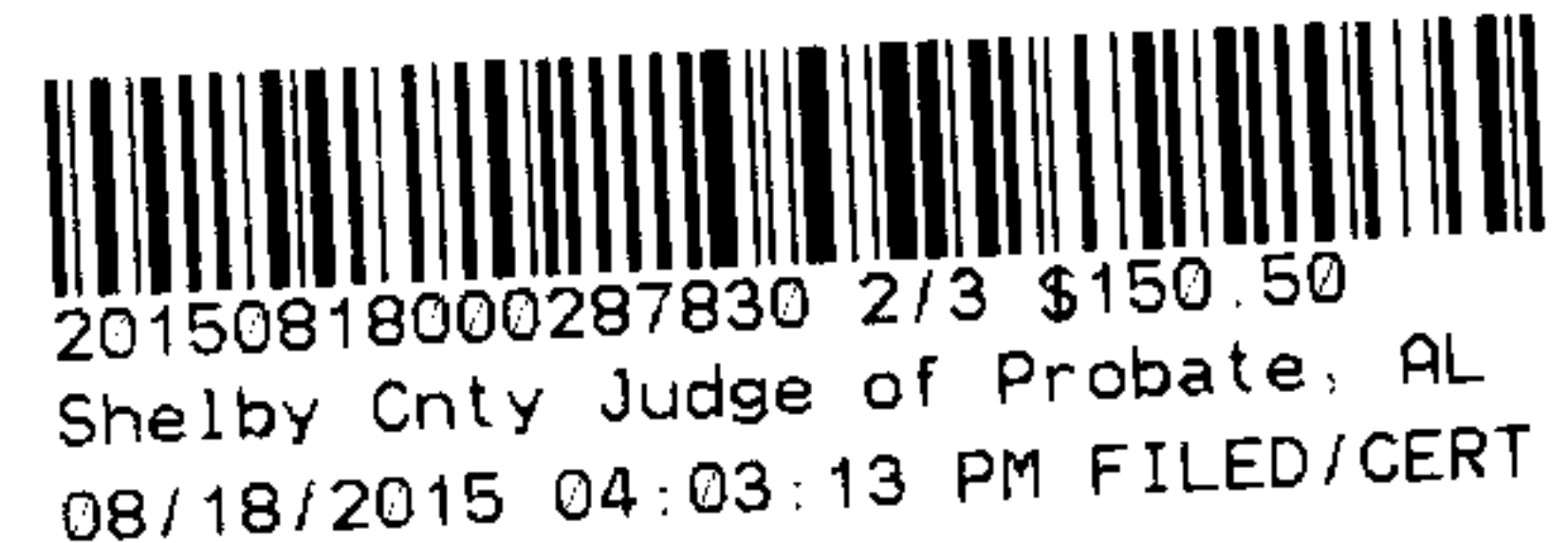
IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal by its duly authorized officer on this 13 day of August, 2015

BANK OF AMERICA, NATIONAL
ASSOCIATION, A NATIONAL BANKING
ASSOCIATION, AS SUCCESSOR IN INTEREST
TO MERRILL LYNCH CREDIT CORPORATION

By: PHH MORTGAGE CORPORATION

By: 
Joseph DeStasio
Its Vice President

Its Power of Attorney



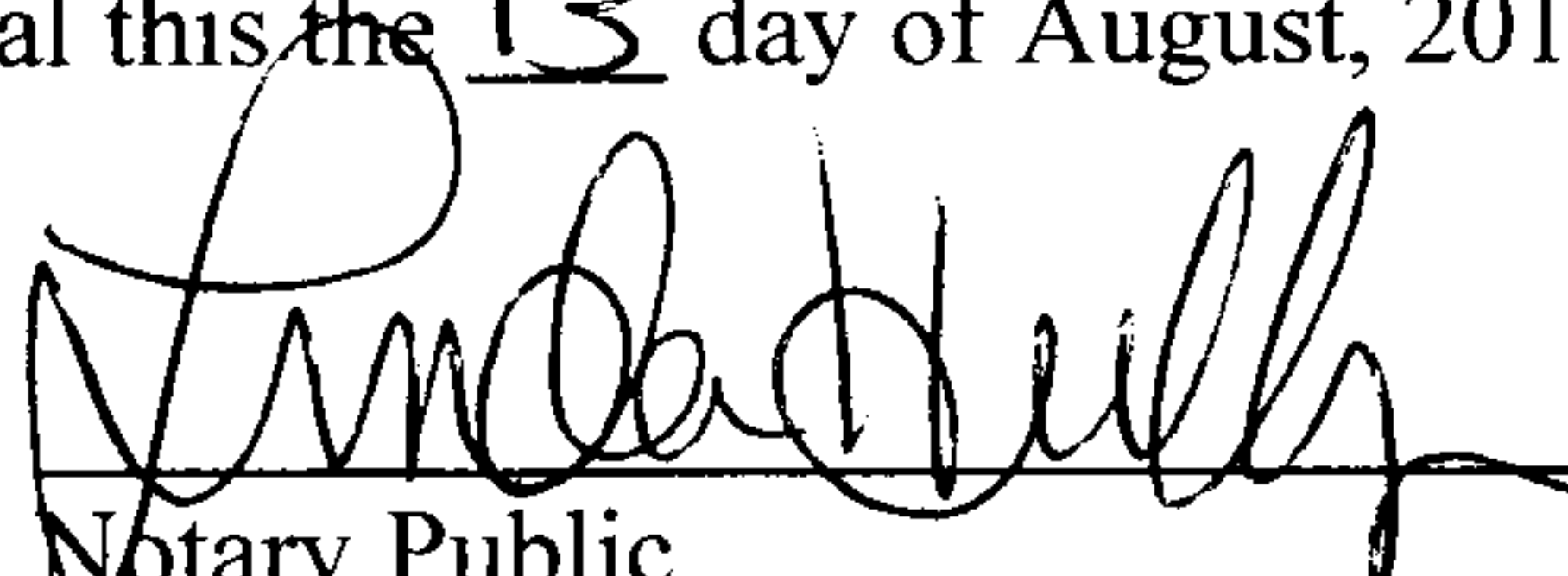
STATE OF NEW JERSEY

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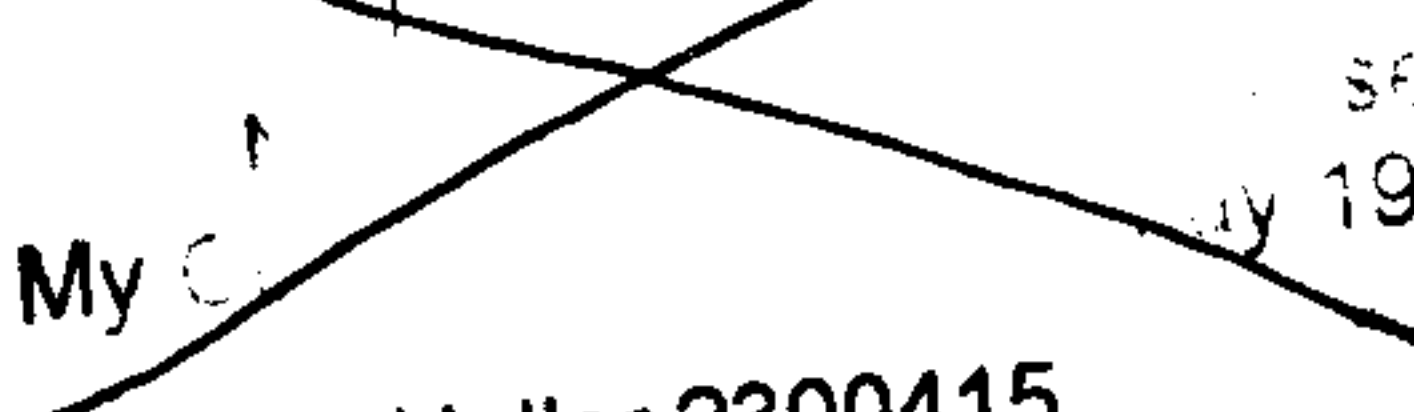
COUNTY OF BURLINGTON

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Joseph DeStasio whose name as Vice President of PHH Mortgage Corporation as Power of Attorney of Bank of America, National Association, a National Banking Association, as successor in interest to Merrill Lynch Credit Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (he, she) did execute the same voluntarily for and as the act of said corporation as Power of Attorney for Bank of America, National Association, a national Banking Association, as successor in interest to Merrill Lynch Credit Corporation on the day the same bears date.

Given under my hand and official seal this the 13 day of August, 2015


Notary Public
My Commission Expires _____

THIS INSTRUMENT PREPARED BY:
Jackson E. Duncan, III, Esq.
SHAPIRO & INGLE, LLP
Attorneys at Law
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
File No. 15-006597


My Commission expires May 19, 2018
Linda Huller 2300415
Notary Public of New Jersey
My Commission expires May 19, 2018

Real Estate Sales Validation Form

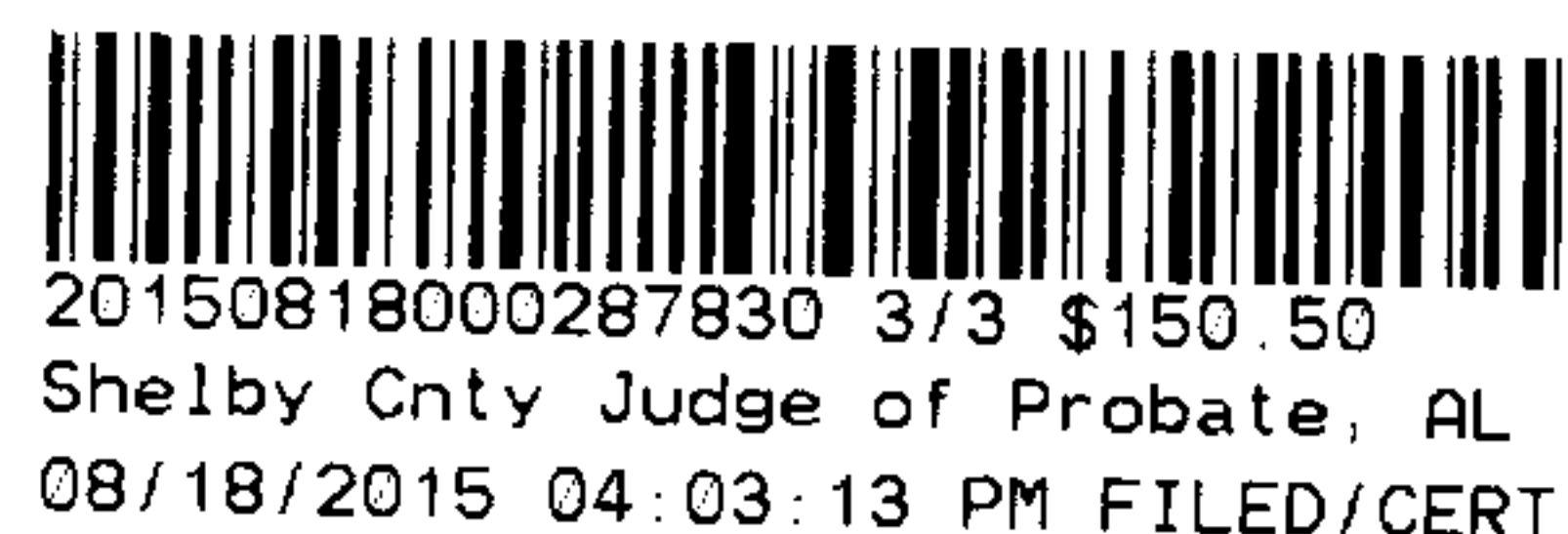
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Bank of America Grantee's Name Lowell Bragg
Mailing Address 2001 Bishops Gate Blvd Mailing Address 2009 Baneberry Dr
Mt Laurel, NJ 08054 Birmingham, AL 35244
Property Address 2009 Baneberry Dr Date of Sale 8/14/2015
Birmingham, AL 35244 Total Purchase Price \$ 105,500.00
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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



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 8/17/2015 Print Alicia Lee
Unattested [Signature] Sign [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one
Form RT-1