

20150914000321550
09/14/2015 03:48:48 PM
DEEDS 1/4

Address New Owner(s) as follows:
Secretary of Housing and Urban Development
950 22nd Street, North
Suite 900
Birmingham, AL 35203

Send Tax Bills to:
Secretary of Housing and Urban Development
950 22nd Street, North
Suite 900
Birmingham, AL 35203

Tax ID: 22 7 35 2 002 085.000

Source of Title:
Instrument No. 20140922000295850

Return To/Prepared by:
Robert J. Solomon
Solomon | Baggett, LLC
40 Technology Parkway South, Ste. 202
Norcross, GA 30092
Our File No. CMS.00168 (Lassiter)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP ("Grantors"), for and in consideration of the sum of Twenty Dollars (\$20.00), in hand paid by the Secretary of Housing and Urban Development, its successors and assigns ("Grantee"), the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto the said Grantee, and unto its successors and assigns, the following described lands, situated in Shelby County, Alabama, to wit:

Lot 13, according to the survey of Waterford Village Sector 4, as recorded in Map Book 33, Page 86, in the Probate Office of Shelby County, Alabama.

Property Known as 149 Village Drive, Calera, AL 35040.

This Deed is given subject to all easements and restrictions of record, if any.

To have and to hold the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above name grantor.

IN WITNESS WHEREOF, the undersigned, has hereto set its hand this 11 day of September, 2015.

CARRINGTON MORTGAGE SERVICES, LLC
AS SERVICER AND ATTORNEY-IN-FACT FOR
BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING,
LP FKA COUNTRYWIDE HOME LOANS
SERVICING, LP

By: [Signature]

Printed Name Steven R. Paton

Title: Sr Vice President, Post Default

Attest: [Signature]

Printed Name: Chris Lechtanski, AVP of Default

Title: _____

[Signature]
Unofficial Witness

Alex Fernandez
9/11/15

I, the undersigned, a Notary Public in and for said State and County, hereby certify that _____ and _____ whose names as the persons signing the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the _____ day of _____, 2015.

See attached

Notary Public

My Commission Expires: _____

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.

CALIFORNIA ALL – PURPOSE

CERTIFICATE OF ACKNOWLEDGMENT

State of CaliforniaCounty of Orange

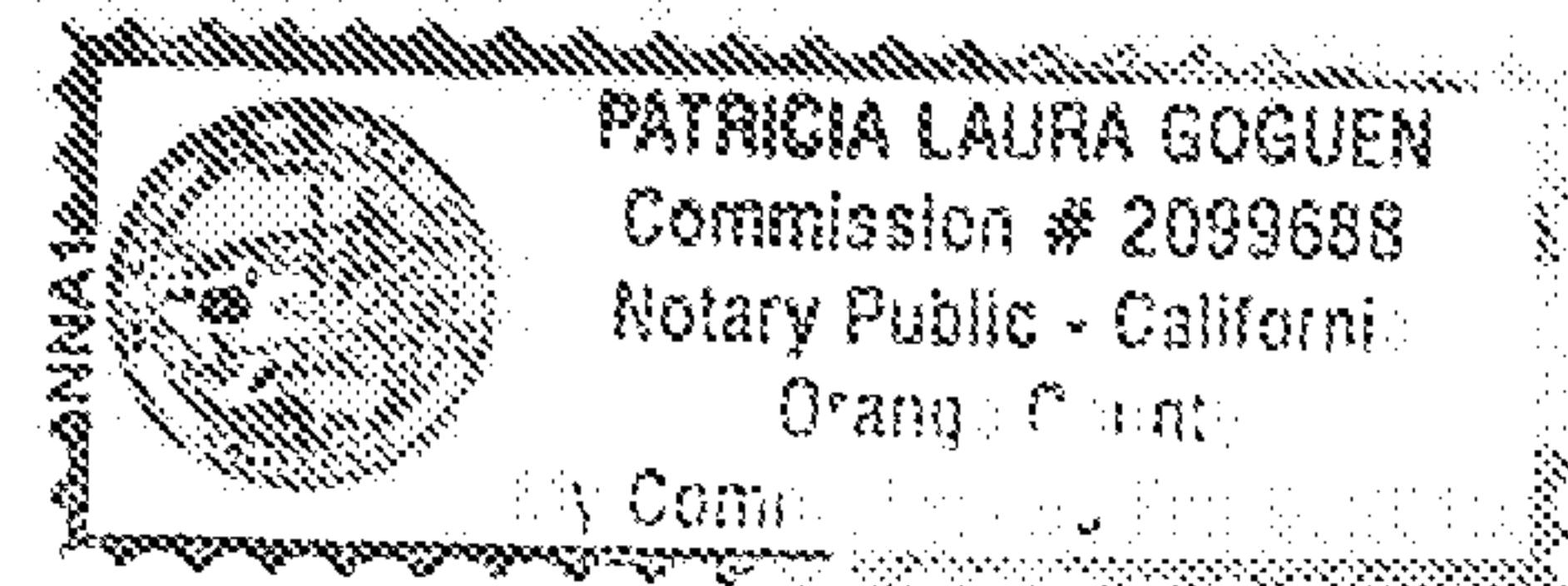
On September 11, 2015, before me, Patricia Laura Goguen, Notary Public, personally appeared Steven R. Paton, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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

Patricia Laura Goguen (Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

SWD
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- * State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- * Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- * The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- * Print the name(s) of document signer(s) who personally appear at the time of notarization.
- * Indicate the correct singular or plural forum by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- * The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- * Signature of the notary public must match the signature on file with the office of the county clerk.
 - ✦ Additional information is not required but could help to ensure that acknowledgment is not misused or attached to a different document.
 - ✦ Indicate title or type of attached document, number of pages and date
 - ✦ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary)
- * Securely attach this document to the signed document

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, N.A.	Grantee's Name	Secretary of Housing & Development
Mailing Address	c/o Carrington Mortgage Services, LLC	Mailing Address	950 22nd Street North
	1600 South Douglass Road		Suite 900
	Anaheim, CA 92806		Birmingham, AL 35203
Property Address	149 Village Drive	Date of Sale	9/11/2015
	Calera, AL 35040	Total Purchase Price	\$ 194,120.75
		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	☐ Appraisal	
☐ Sales Contract	☒ Other	WARRANTY DEED
☐ 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 9/14/2015

Print ROBERT J. SOLOMON

Unattested



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/14/2015 03:48:48 PM
\$24.00 CHERRY
20150914000321550

(verified by)

[Signature]

Sign

(Grantor/Grantee/Owner/Agent) circle one

Attorney for:
Bank of America, N.A.

Form RT-1