
20151015000360840 1/3 \$21.00
Shelby Crty Judge of Probate, AL
10/15/2015 10:53:23 AM FILED/CERT

Mortgagor:
JAMES BROWN and BONA BROWN

FHA NO: 011-6174777703

STATE OF ALABAMA

COUNTY OF Shelby

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for valuable consideration to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned BANK OF AMERICA, N.A., (hereinafter called the "Grantor") has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto SECRETARY OF HOUSING AND URBAN DEVELOPMENT, of Washington, D.C., his successors and assigns, (hereinafter called "Grantee"), the following described property situated in Shelby County, Alabama:

Lot 188, according to the plat of Old Ivy Subdivision, Phase I, being a resurvey of portions of Lots 22-32, Tract Fifty One Subdivision, Parcel "B" recorded in Map Book 11, Page 26 all situated in the Southwest 1/4 of Section 14 and the Northwest 1/4 of Section 23, Township 22 South, Range 2 West, in the Office of the Judge of Probate of Shelby County, Alabama, as recorded in Map Book 35, Page 43A and 43B, and as amended in the Amended Map of Old Ivy Subdivision, Phase I, recorded in Map Book 36, Page 5A and 5B, in the Office of the Judge of Probate of Shelby County, Alabama.

And being the same parcel of land acquired by Grantors by Deed recorded in Instrument No. 20140814000253780, among the Probate Court records of Shelby County, Alabama.

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns, forever.

IN WITNESS WHEREOF, BANK OF AMERICA, N.A., has caused this conveyance to be

executed in its name by its undersigned officer, this 29 day of August, 2014.

Bank of America, N.A.

BY: [Signature] 8/29/14
Jared Ryan Freeman
As Its Assistant Vice President (AVP)

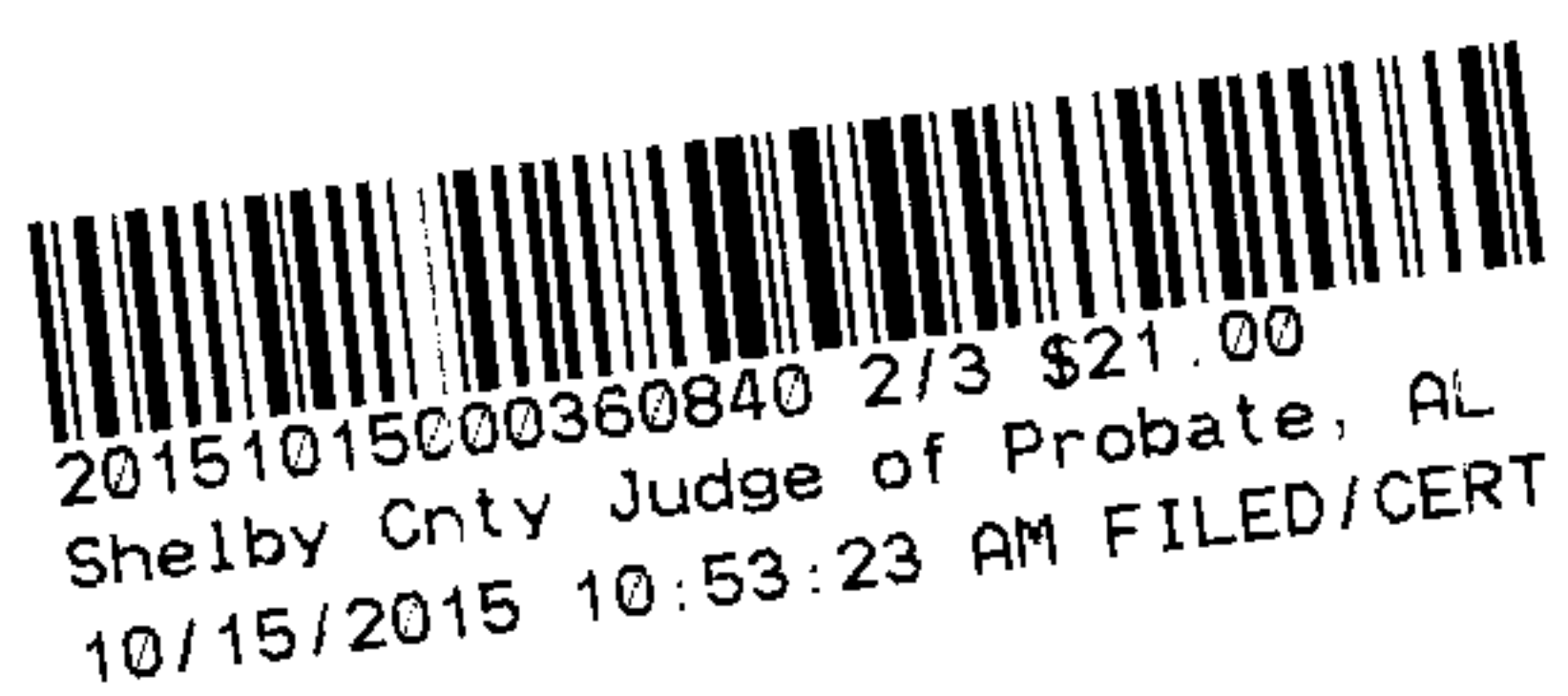
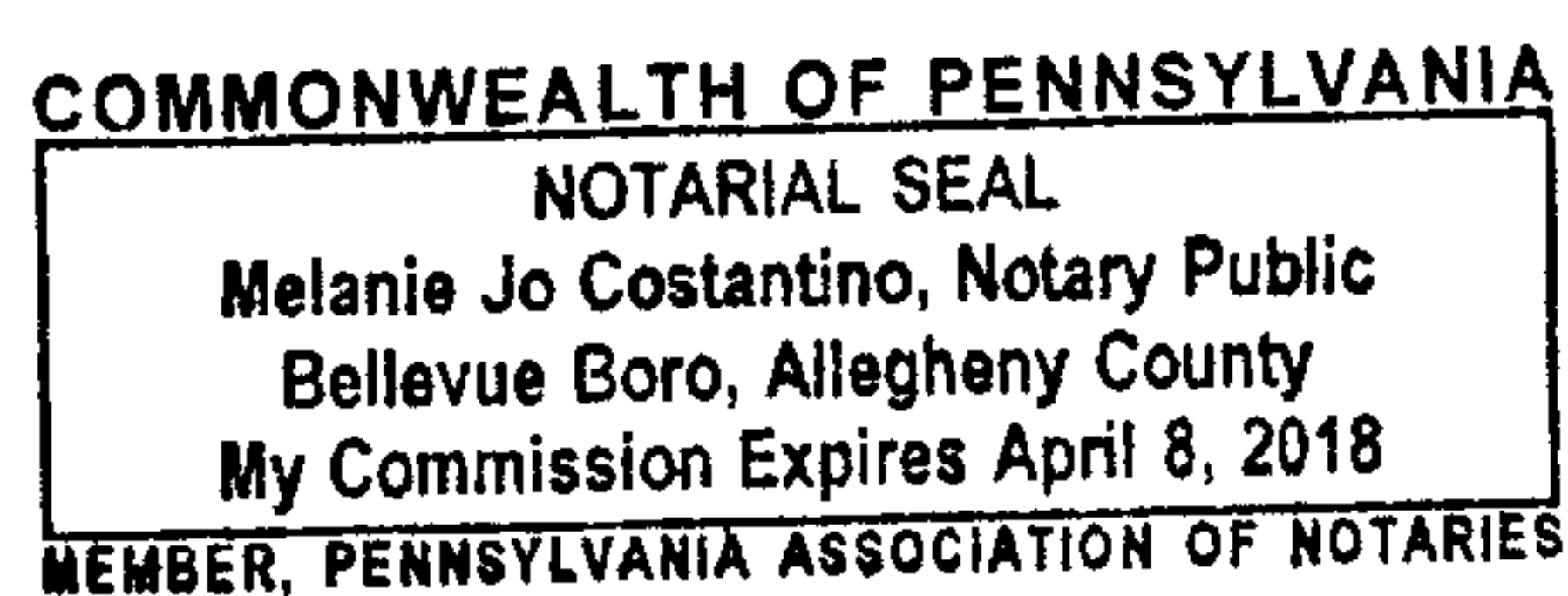
STATE OF Pennsylvania
COUNTY OF Allegheny

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jared Ryan Freeman, whose name as AVP of BANK OF AMERICA, N.A., 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 said conveyance, he/ she, as such officer and with full authority, executed the same voluntarily for and as the act of said national association.

Given under my hand and seal this 29 day of August, 2014.

Melanie Jo Costantino
NOTARY PUBLIC
My Commission expires: 4-8-18

[AFFIX SEAL]



This instrument prepared by:
GOODMAN G. LEDYARD
Pierce Ledyard, P.C.
P.O. Box 161389
Mobile, AL 36616
(251) 338-1300

GRANTEE'S ADDRESS

Medical Forum Building
950 22nd Street North, Suite 900
Birmingham, AL 35203

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, NA
Mailing Address 7105 Corporate Dr.
Plano, TX 75024

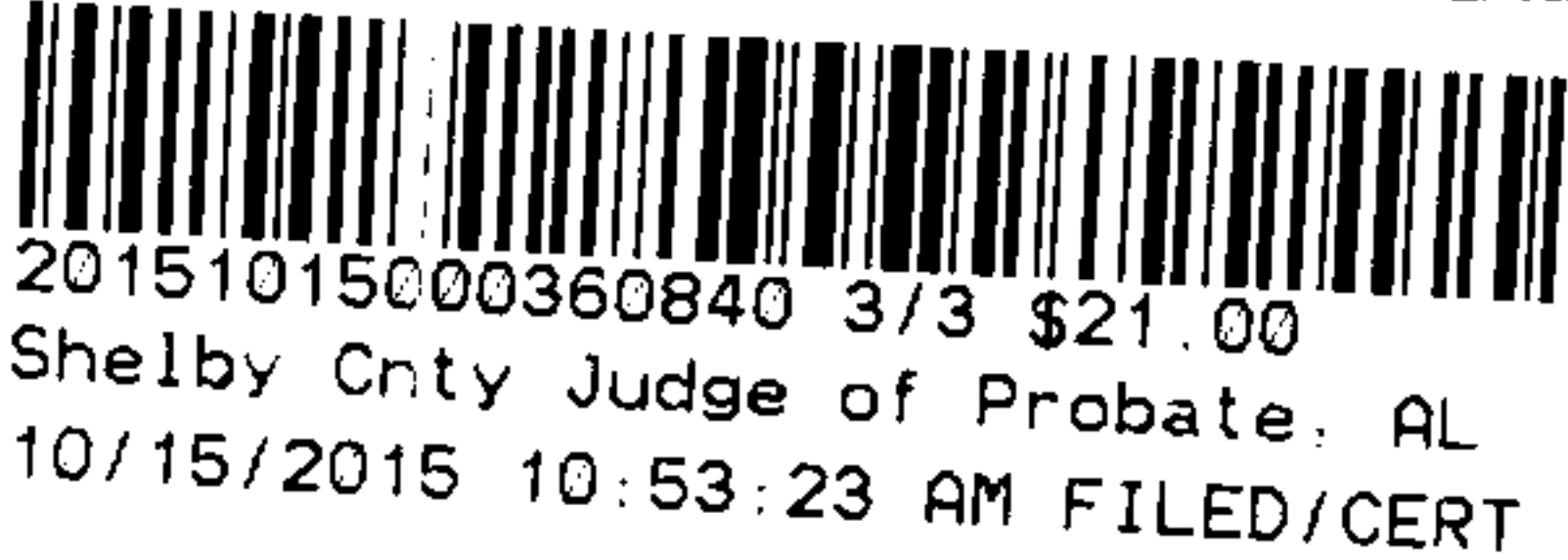
Grantee's Name Secretary of Housing &
Mailing Address Urban Development
950 22nd St. N. Ste. 900
Birmingham, AL 35203

Property Address 255 Jolly Hills
Calera, AL
35040

Date of Sale 9/30/15
Total Purchase Price \$ 120,968.78

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)

- | | |
|--|---|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Warranty 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

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 9/30/15

Print

Amy Barbour

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one