


Mortgagor:  
ROBERT L FOX AND ASHLEY FOX

FHA NO: 0116520250703

STATE OF ALABAMA

COUNTY OF Shelby

SPECIAL WARRANTY DEED

  
20151204000415520 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
12/04/2015 02:26:25 PM FILED/CERT

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 7, ACCORDING TO THE SURVEY OF CEDAR GROVE AT STERLING GATE, SECTOR 1, PHASE 2, AS RECORDED IN MAP BOOK 24, PAGE 20, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

And being the same parcel of land acquired by Grantors by Deed recorded in Instrument #20140716000216920 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 3 day of October, 2014.

Bank of America, N.A.

BY:

As Its

10-3-14  
Danielle Lynne Arington  
Assistant Vice President

STATE OF Pennsylvania

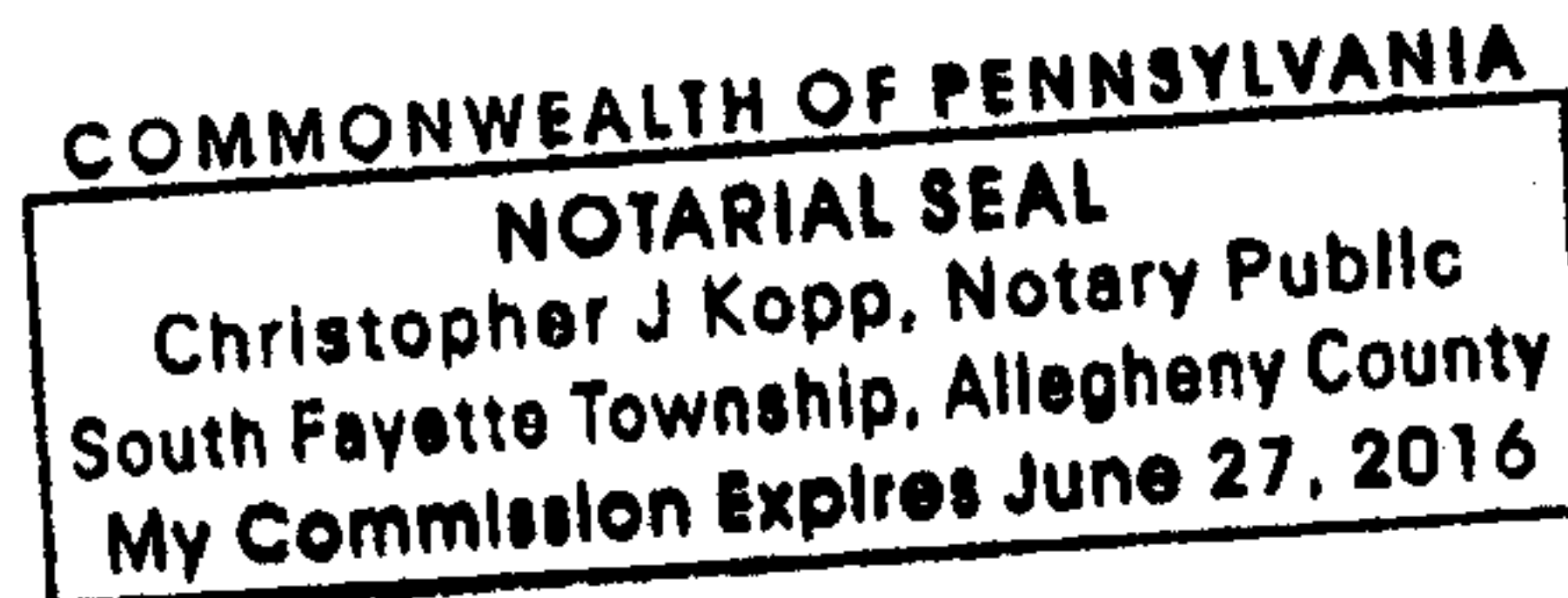
COUNTY OF Allegheny

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Danielle Lynne Arington, whose name as Assistant Vice President 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 3 day of October, 2014.

CJ Kopp  
NOTARY PUBLIC  
My Commission expires: June 27, 2016

[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

The following information is required by § 40-22-1

Grantors' Address: 950 22nd Street North, Suite 900, Birmingham, AL 35203

Property Address: 428 CEDAR GROVE LANE, MAYLENE, AL 35114

Date of Sale: 7/8/2014

Consideration: \$88,750.00

