

Mortgagor:
JEREMY J MOSHER AND JESSICA MARIE FULTON

FHA NO: 0116272334703

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. By Carrington Mortgage Services, LLC As its attorney - in - fact, (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 79 ACCORDING TO THE SURVEY OF SUMMERCHASE PHASE 2 AS
RECORDED IN MAP BOOK 24, PAGE 47, SHELBY COUNTY, ALABAMA
RECORDS

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

Grantors' Address: 166 S Douglas Rd, Anaheim, CA 92806

Property Address: 314 Summerchase Drive, Calera, AL 35040

Date of Sale: July 30th, 2014

Consideration: \$72,704.00

And being the same parcel of land acquired by Grantors by Deed recorded in Instrument Number 20140814000253770, 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. By Carrington Mortgage Services,
LLC As its attorney - in - fact, has caused this conveyance to be executed in its name by its
undersigned officer, this 2 day of December, 2015.

Bank of America, N.A. By Carrington Mortgage Services,
LLC As its attorney - in - fact

BY: [Signature]
Steven R. Paton
As Its Sr Vice President, Post Default

STATE OF _____

COUNTY OF _____

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
_____, whose name as _____ of BANK OF
AMERICA, N.A. By Carrington Mortgage Services, LLC As its attorney - in - fact, 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 _____ day of _____, 201____.

NOTARY PUBLIC
My Commission expires: _____

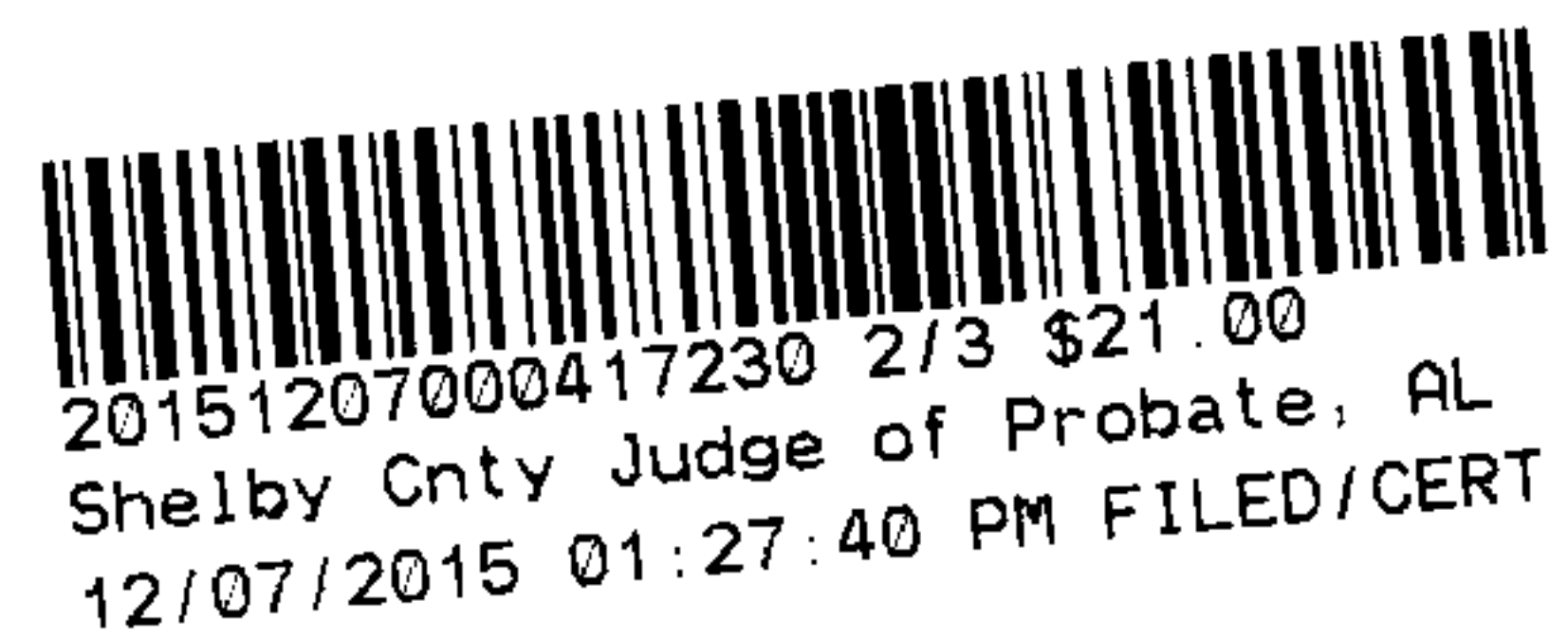
[AFFIX SEAL]

See attached

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



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 California

County of Orange

On December 2, 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)



PATRICIA LAURA GOGUEN
Commission # 2099688
Notary Public - California
Orange County
My Comm. Expires Feb 9, 2019

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 forms 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 this 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



20151207000417230 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
12/07/2015 01:27:40 PM FILED/CERT