

**INVESTOR NUMBER: AL0114544458729 1686403164**

**Bank of America, N.A. CM #: 256067**

**MORTGAGOR(S): TIMOTHY E. GARDNER AND RACHEL L. GARDNER**

Grantee's Address:

The Secretary of Housing and Urban Development  
c/o Information Systems Networks Corp.  
Shepherd Mall Office Complex  
2401 NW 23rd Street - Suite 1D  
Oklahoma City, Oklahoma 73107

STATE OF ALABAMA )


COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Dollars (\$500.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Bank of America, N.A.**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Housing and Urban Development, his Successors and Assigns**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 18, according to the Map and Survey of Royal Pines, as  
recorded in Map Book 11, Page 51, in the Probate Office of Shelby  
County, Alabama. Mineral and mining rights excepted.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

  
20160122000022430 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
01/22/2016 11:45:45 AM FILED/CERT

\*256067\* \*SWD\* \*Y

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 26 day of October, 2015.

**BANK OF AMERICA, N.A. (BANA)**

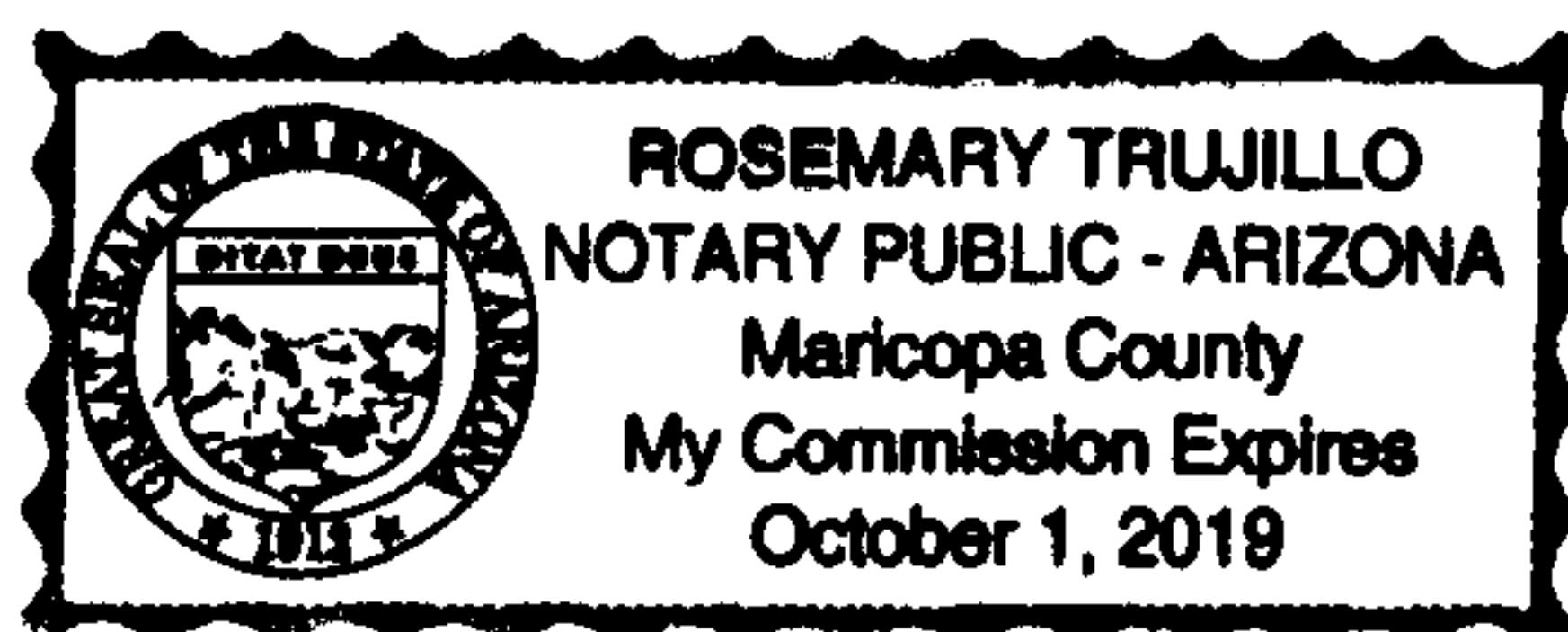
By: [Signature] 10/26/15  
Norma Marie Morua  
Its: Assistant Vice President (AVP)

STATE of Arizona  
COUNTY of Maricopa

Before me, Rosemary Trujillo, the undersigned officer, on this, the 26 day  
(insert name of notary)  
of October, 2015, personally appeared Norma Marie Morua,  
(insert name of signer)

☐ known to me or, ☒ through production of Driver's license as identification, who  
identified her/himself to be the AVP of  
BANA, the person and officer whose name is subscribed to the  
foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing  
instrument as the act of such corporation for the purpose and consideration described and in the capacity  
stated.


(seal)



Rosemary Trujillo 10-26-15  
Rosemary Trujillo  
(Type or print name below signature)  
Notary Public, State of Arizona  
Commission No.: 341668  
My Commission Expires: October 1, 2019

THIS INSTRUMENT PREPARED BY:

Andy Saag  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
P. O. Box 55727  
Birmingham, AL 35255-5727

  
20160122000022430 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
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\*256067\* \*SWD\* \*Y

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

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)

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Date 1/20/2016 Print Derick Hunt, title specialist

Unattested Sign   
(verified by) (Grantor/Grantee/Owner/Agent) circle one

