
STATE OF ALABAMA
SHELBY COUNTY

Return To:

ServiceLink
1400 Cherrington Parkway
Moon Township, PA 15108

Mail Tax Statements To:

The Secretary of Housing & Urban Development
c/o Information Systems Network Corp
Shepherd Mall Office Complex
2401 NW 23rd St, Suite 1D
Oklahoma City, OK 73107

Property Tax ID#: 237350002068000

Ref. #: 3413569

SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, that BANK OF AMERICA, N.A., whose post office address is 7105 Corporate Drive, Plano, TX 75024 (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, its successors and/or assigns, together with every contingent remainder and right of reversion, whose post office address is c/o Information Systems Network Corp, Shepherd Mall Office Complex – 2401 NW 23rd St, Suite 1D, Oklahoma City, OK 73107 (herein referred to as Grantee), the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 10 Oakdale Dr, Montevallo, AL 35115-5434

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEE, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell, that the executors and administrators shall warrant and defend same to said Grantee forever, against lawful claims of all persons.

To have and to hold unto the said grantee forever.

Grantor to convey the title by special warranty deed without covenants of the title or equivalent for the State the property is located. Grantor makes no representations or warranties of any kind or nature whatsoever, whether express, implied, implied by law or otherwise concerning the condition of the title of the property.

In witness whereof, Grantor has hereunto set a hand and seal this 18th day of March, 2016.

BANK OF AMERICA, N.A.

By: Kelly K. Kobylarek 3/18/16
Kelly Kathleen Kobylarek
 Printed Name

Title: Assistant Vice President (AVP)

Signed, sealed and delivered in our presence:

Ani OM Sa 3/18/2016
 Witness

Anel Mercedes Samuels
 Printed Name

Lupita Shale 3/18/16
 Witness

Lupita Shale
 Printed Name

STATE OF ARIZONA

COUNTY OF Maricopa

SWORN TO and subscribed before me this 18th day of March, 2016, by Kelly Kathleen Kobylarek, as an AVP of BANK OF AMERICA, N.A. He/she ☐ is personally known to me or ☒ produced AZ Driver's License as identification.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Rosemary Trujillo 3-18-16
 Notary Public
 Printed Name: Rosemary Trujillo

My commission expires: October 1, 2019

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title, nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By: Express Legal Dox, LLC c/o Buddy Huntley, Esq.
 40 Peachtree Valley Rd, Suite 2233
 Atlanta, GA 30309

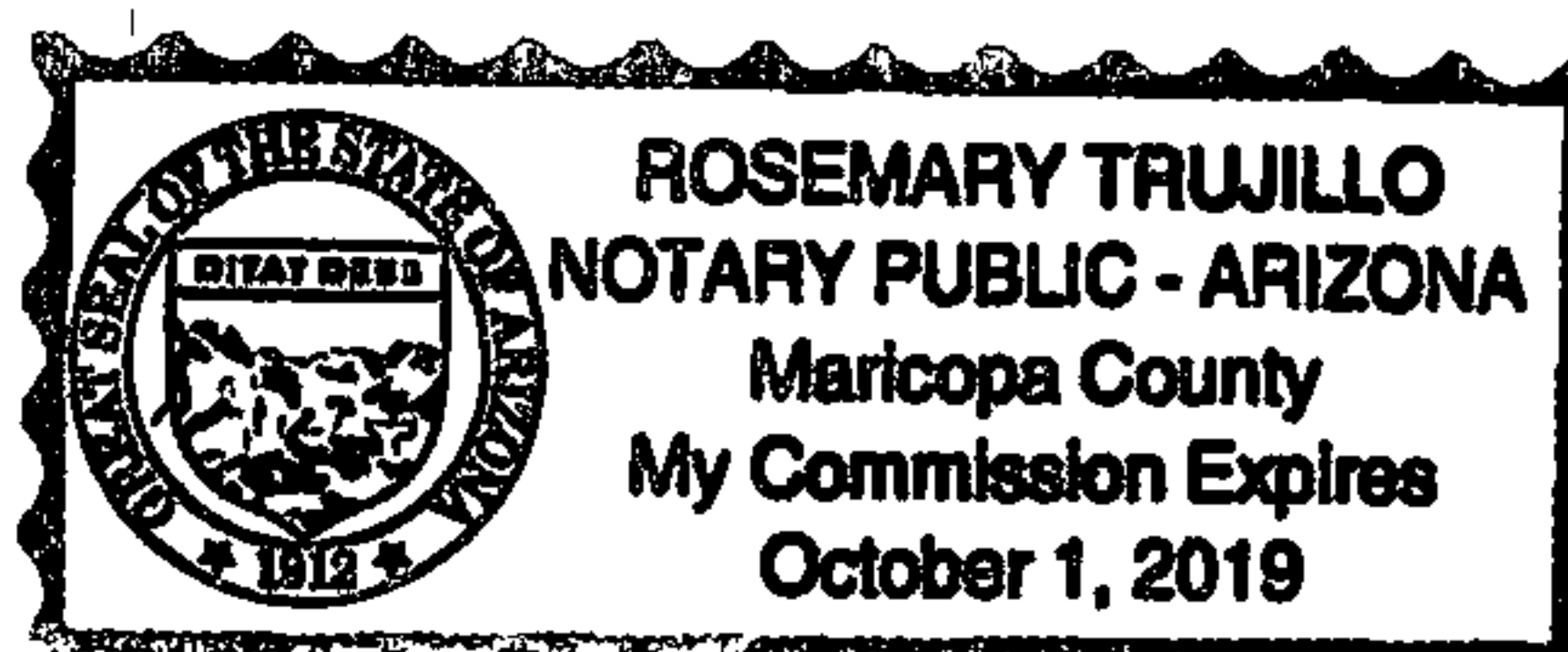


Exhibit "A"

All that certain parcel of land situate in the County of Shelby and State of Alabama being known and designated as follows:

Lot 10, according to the map of Oakdale Estates, as recorded in Map Book 5, page 98 in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed to Bank of America, N.A. from Bank of America, N.A. by Aaron Warner, Auctioneer, as described in Book 20151230000443030, Recorded 12/30/2015, in Shelby County Records.

Tax ID: 237350002068000

Property Address: 10 Oakdale Dr, Montevallo, AL 35115-5434

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.
Mailing Address 7105 Corporate Drive
Plano, TX 75024

Grantee's Name The Secretary of Housing and
Mailing Address Urban Development
2401 NW 23rd St. Suite 1D
Oklahoma City, OK 73107

Property Address 10 Oakdale Dr
Montevallo, AL 35115-5434

Date of Sale 3/18/16
Total Purchase Price \$ 10.00

20160329000099170
03/29/2016 07:55:05 AM
DEEDS 4/10

or
Actual Value \$
or
Assessor's Market Value \$ 9720.00

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 gov. entity
☐ 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 3-28-2016

Print Matthew E. Webb

Unattested


(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one

**AFFIDAVIT CERTIFYING COPY OF
CERTIFICATE OF ASSISTANT SECRETARY**

STATE OF Pennsylvania
COUNTY OF Allegheny

BEFORE ME an officer authorized to take oaths, this day personally appeared Christine Costamagna of Bank of America, N.A., who, being first duly sworn deposes and says:

I, Christine Costamagna, if called to testify in this matter would testify under oath and to the extent of my personal knowledge, based upon a review of the books and records kept in the regular course of business at Bank of America, N.A. ("BANA") concerning the following:

1. My name is Christine Costamagna and I am over 18 years of age and am competent to testify to the matters below.
2. I am an employee of BANA. My current job title at BANA is Senior Vice President and Assistant Secretary. I am authorized to sign this affidavit on behalf of BANA, as an officer of BANA.
3. Some of the information in this affidavit is taken from BANA's business records. I have personal knowledge of BANA's procedures for creating and maintaining these records. Such business records are: (a) made at or near the time of the occurrence of the matters set forth therein by persons with personal knowledge of the information in the business record, or from information transmitted by persons with personal knowledge; and (b) kept in the course of BANA's regularly conducted business activities. It is the regular practice of BANA to make such records.
4. Attached hereto as Exhibit 1 is a true and correct copy of my Certificate of Assistant Secretary dated as this 19th day of February, 2016, certifying the appointing certain officers to their offices of BANA.

FURTHER AFFIANT SAYETH NOT.

DATED: 2/23/16

Christine Costamagna
Affiant's Signature
Christine Costamagna
Affiant's Name
SVP & Assistant Secretary
Affiant's Title

SWORN TO and subscribed before me this ___ day of ___, 20___, by
_____, as an _____ of Bank of
America, N.A. He/she () is personally known to me or () produced _____ as
identification.

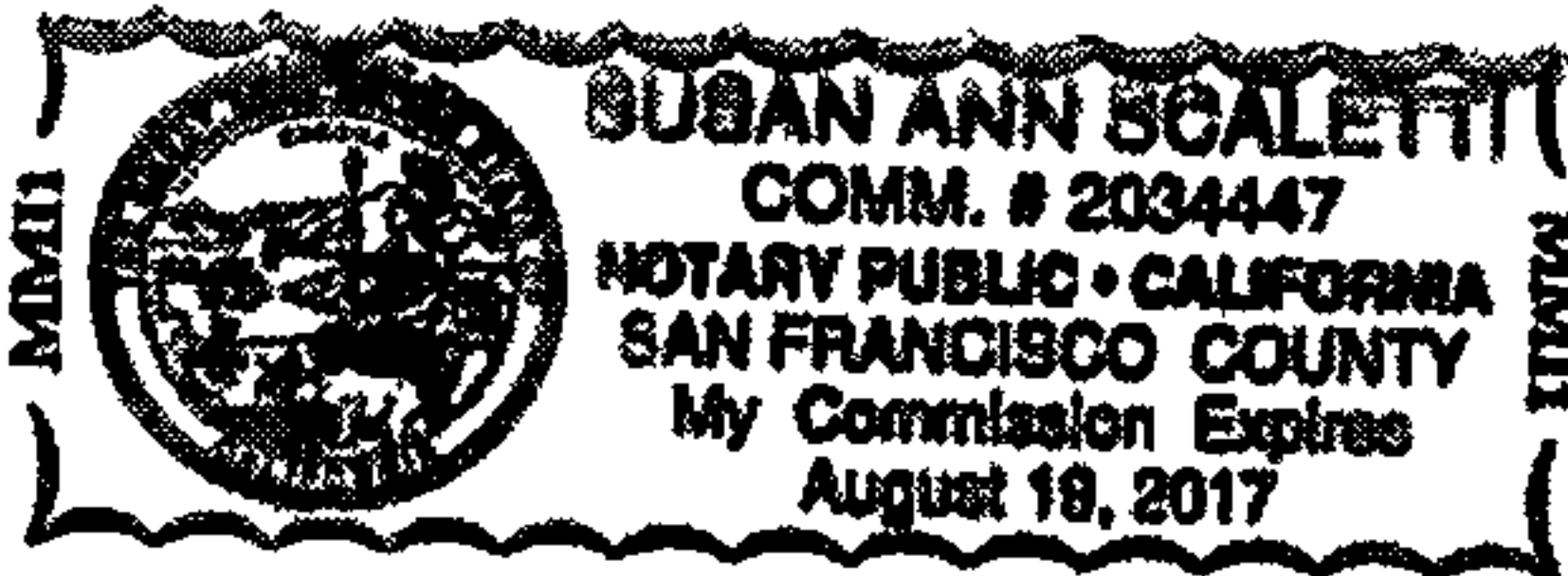
See attached form

Notary Public

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.

State of California
County of San Francisco

Subscribed and sworn to (or affirmed) before me on this 23rd day of February 2016,
by Christine Costamagna, proved to me on the basis of
satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature Susan Ann Scaletti

20160329000099170 03/29/2016 07:55:05 AM DEEDS 7/10

Exhibit A

[CERTIFICATE OF ASSISTANT SECRETARY]

[attached hereto]

**CERTIFICATE OF ASSISTANT SECRETARY
OF
BANK OF AMERICA, NATIONAL ASSOCIATION
a national banking association**

The undersigned, a duly appointed and acting Assistant Secretary of Bank of America, National Association (the "Association"), a national banking association organized and existing under the laws of the United States of America and having its principal place of business in the City of Charlotte, County of Mecklenburg, State of North Carolina, does hereby certify that:

1. The following is a true and complete copy of an excerpt from the Bylaws of the Association, and the same is in full force and effect as of the date hereof:

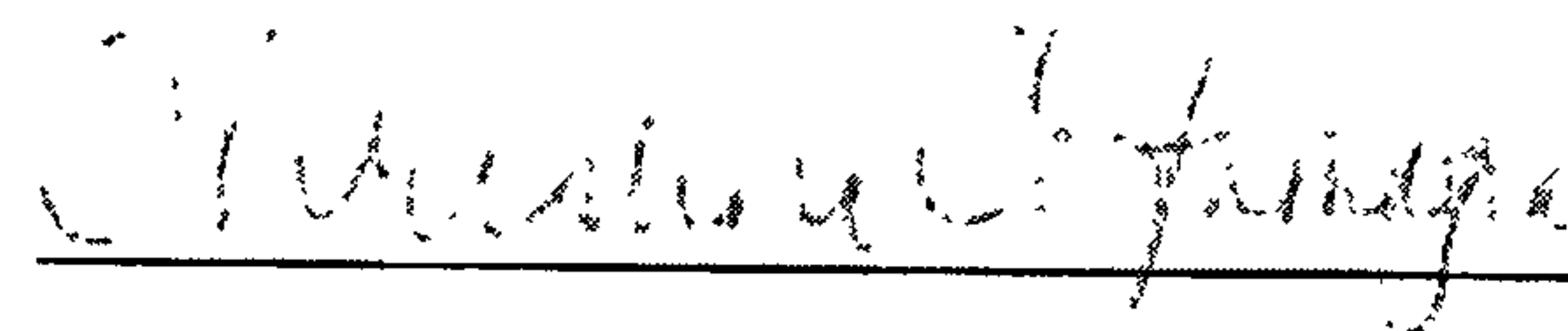
Section 5.2. Execution of Instruments. All indentures, mortgages, deeds, conveyances, contracts, notes, loan documents, letters of credit, master agreements, swap agreements, guarantees, discharges, releases, satisfactions, settlements, affidavits, bonds, undertakings, powers of attorney, and other instruments or contracts may be signed, executed, acknowledged, verified, attested, delivered or accepted on behalf of the Association by the Chairman of the Board, the Chief Executive Officer, the President, any Vice Chairman of the Board, any Division President, any Managing Director, any Director (as described in Section 4.7 of these Bylaws), any Principal, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Officer, or any individual who is listed on the Association's personnel records in a position equal to any of the aforementioned officer positions, or such other officers, employees or agents as the Board of Directors, the Chief Executive Officer or any officer reporting directly to the Chief Executive Officer may direct in a written delegation kept in the minute book of the Association. The provisions of this Section 5.2 are supplementary to any other provision of these Bylaws and shall not be construed to authorize execution of instruments otherwise dictated by law.

2. Each of the individuals named on Exhibit A attached hereto is a duly elected or appointed and acting officer of the Association holding the title of **Assistant Vice President**.

IN WITNESS WHEREOF, I have hereunto signed my name on this 19th day of February, 2016.

BANK OF AMERICA, NATIONAL ASSOCIATION

By:



Christine Costamagna
Assistant Secretary

EXHIBIT A**FORECLOSURE SERVICES DOCUMENT EXECUTION
ASSISTANT VICE PRESIDENTS**

Adams, Misty Ann
 Agnew, Melanie Anne
 Ali, Shamim
 Allred, Ann Louise
 Anderson, Becky Lynn
 Anderson, Mandi Leanne Jane
 Ayala, Wilfredo
 Banda, Jamie Gonzales
 Banks, Caressa Jenice
 Barry, Darlene Jeannette
 Begum, Suhala
 Bell, Carolyn Wanjiku
 Bell, Michelle Amber-Marie
 Bolds, Rickey Trent
 Bolton, Patrick Xavier
 Bowes, Richard Michael
 Bowling, Karen Marie
 Braby, Sherry LaSha
 Bratton, Teylore Laurice
 Brewer, Julie Ann
 Briceno, Andrea Janay
 Bryan, Sandra Leyda
 Bush, Michael A.
 Cabanayan, Annie Serquina.
 Carmona, Elvia
 Canastillo, Melba Barraza
 Candelaria, Alma N.
 Carmody, Gabrielle Lynn
 Carrillo, Matthew Caleb
 Case, Laurie Michelle
 Chartrand, Erica Ashley
 Chorney, Lori Diane
 Clark, Amber Johnae
 Cramer, Caryn Elaine
 Crane, Jeremy Jerome
 Cruz, Kimberly Marie
 Davis, Nicole J.
 Davis, Sherry Dvon
 DeBarros, Kimberly Nicole
 Dennison, Evelyn Delores
 Dennison, Kevin Vaughn
 DiMonte, Joseph R.
 Dockery, Brittany Marie
 Dowdell, Lateef Issa
 Edwards, Carmeka Yushay
 Fisher, Jared Robert

Fitts, Michael D.
 Flannigan, Jonathan Glenn
 Flood, Joseph F.
 Francois, Regina Irving
 Fuentes, Andra Robledo
 Gaire, Rajan
 Galante, Carolin
 Ganison, DeKendrick Kavon
 Ganison, Everly Jasmin
 Garcia, Marcela
 Garcia, Marco Antonio
 Garcia, Sylvia C.
 Garcia, Yanira Izel
 Gibson, Janice R.
 Gleason, Frances Cherrise
 Goff, Maria Luz
 Gomez Kponton, Arlette Akouyo
 Good, Kevin James
 Griffin, Verlina Ann
 Guardado, Margarita
 Guerrero, Myra P.
 Guillen, Denise Jordan
 Hernando, Sonia Iliana
 Hill, Sharon Jean
 Hillman, Brittany Star
 Holt, Brian Benjamin
 Humphrys, Emily Marie
 Hushagen, Jeffrey Tyler
 Ingram, Angie A. A.
 Isaac, Ashley Marie
 Iskierski, Denise Wall
 Jackson, Adrian Lawrence
 Jackson, Colette
 Jameson Jr., Michael Lawrence
 Jauregui, Karla Juliet
 Johnson-Rieger, Andria D.
 Johnson, JaNell LaTrice
 Johnson, Jennifer Mae
 Johnson, Stephen Allen
 Joseph, Chasity Sharrell
 Keith-Tuttle, Elissa
 Kerns, Kevin C.
 Khamisani, Amna
 Klapperich, Cory Donovan
 Kobylarek, Kelly Kathleen
 Koons, Karen Elaine

Kraft, Kayla Jo
 Lajza, Jane Marie
 Landin, Lucinda
 Landry, Caroline Palacio
 Lansiquot, Siddhartha
 Laughlin, Bobbi Gaye
 Leach Jr., Kip David
 Letham, Amy D.
 Lewis Jr., Calvin
 Lowden, Lisa Ann
 Lyon, Christiny A.
 Maggitt, Kenyetta Devon
 Mallow, Monja Melissa
 Manning, Shannon Annette
 Marks, Christine Lynn
 Marquez, Ronald Romeo
 Marsh, Lorene Alford
 Marsh, Shay Denise
 Mathes, Aliscia Nicole
 Mathews, Rebekah Marie
 McDowell, Sabrina Allene
 McGinnis, Brent Travis
 Medlock, Jordan Todd
 Messmer, Anne Carter
 Mirambel, Maria Cinderella
 Mitchell, Yasmin Y.
 Montano, Victoria A.
 Moore, Tametka Renea
 Morgan, Courtney Alice
 Morua, Norma Marie
 Mosely, Mitchell Craig
 Murray, Patricia Riordan
 Navarro, Lilliana R.
 Neff, Tamar Jewel Lillian
 Nunez, Alberto Feria
 Nunez, Angela Marie
 Nunn, Sanetrick Darnell
 Ohara, Maureen J.
 Okolita, Marlene V.
 Oldham, Holly M.
 Ortega, Wanda Lucy
 Outman, Robert Leon
 Pack, Judy Smith
 Palmer, Sandrisha Von-Say
 Pena, Angie Graciela
 Pham, Luan

Pham, TU-UYEN NU
 Pilgrim, Sabrina Elyse
 Pittman, Lori Denise
 Quahi, Cathreen Renee
 Quesada, Nicholas Ryan
 Ramos-Leyva, Yanneth
 Reese, Michelle Annette
 Rhodes, Regina Lenale
 Rico, Angela Lita Artemisa
 Robinson, Gloria
 Robinson, Michele Renae
 Rodriguez, John Carlos
 Rogers, Frederick C.
 Rogers, Shaun Jermaine
 Rougeau, Essie Malone
 Ruiz, Yolanda Maria
 Ruiz De La Torre, Artemio
 Salazar, Brenda Aracely
 Samuels, Ariel Mercedes
 Sanchez, Dianna M.

Sanders, Chatanya Joyce
 Santana, Christina L.
 Sargent, Jonathan Charles
 Schwartz, Abril
 Sed, Asli Olad
 Segui, Elsa Rebeca
 Sevier, Wendy Covarrubias
 Sharko, Lupita
 Shears II, Clayton
 Shehata, Jamie Leora
 Silva, Lidia Lopez
 Sin, Sorn
 Solano, Michael
 Spiller, Adriel J.
 Spiller, Roderick R.
 Sulcer, Emily Lynn
 Swink, Scott Edward
 Tabish, Jennifer June
 Thomas-Degroote, Margaret Ann
 Thomas, Duane Wells

Thomas, Tranelle Martise
 Thompson, Kelly Marie
 Thompson, Ronald Allen
 Thompson, Sylvester Michael
 Tooks, Suprena Lanell
 Ussery, Glenda Faye
 Valenzuela, Michelle Jennifer
 Vore, Christine Eliza
 Walker, Grisel E.
 Walker, Lisa Martin
 Walter, Rachael Dawn
 Washington, Symeon Sjolund
 Wheaton, Odis James
 White, Kristin Elizabeth
 Wiley Jr., Dossey C.
 Williams, Nichole Renee
 Wilson, Alicia J.
 Wilson III, Lewis
 Woody, Michael Bruce



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 03/29/2016 07:55:05 AM
 \$42.00 CHERRY
 20160329000099170

A handwritten signature in black ink, appearing to be "J. Fuhrmeister", is written over the bottom right of the text block.