

20160510000158180
05/10/2016 01:47:30 PM
DEEDS 1/12

Commitment Number: 3410644

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
23 2 09 0 010 002.000

SPECIAL WARRANTY DEED

BANK OF AMERICA, N.A., whose mailing address is **7105 Corporate Drive, Plano, TX 75024**, hereinafter grantor, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants with covenants of special warranty to **SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, hereinafter grantee, whose tax mailing address is **Information Systems Networks Corp. Shepherd Mall Office Complex 2401 NW 23rd Street Suite 1D Oklahoma City OK 73107**, the following real property:

All that parcel of land in the County of Shelby, State of Alabama, being known and designated as follows: Lot 2 according to the final plat of Cross Creek Subdivision, as recorded in Map Book 38, Page 3 in the Probate Office of Shelby County, Alabama.
Property Address is: 103 FALLING WATERS LN, MAYLENE, AL 35114-5852

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other

laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor warrants against all lawful claims of any person, claiming by, through or under grantor, but against no others.

Prior instrument reference: **Foreclosure Deed recorded in Instrument # 20151202000412390**

Executed by the undersigned on April 20, 2016:

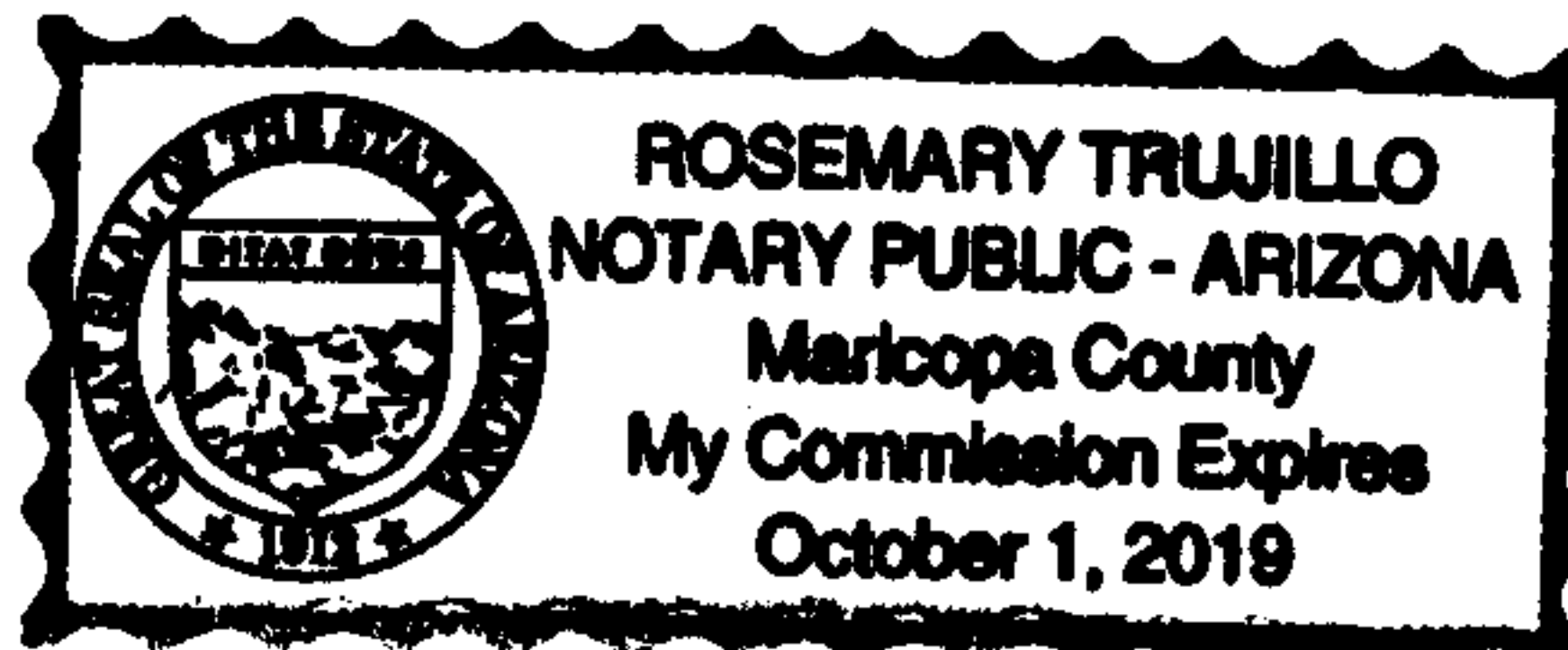
BANK OF AMERICA, N.A.

4-20-16
By: Margaret Ann Thomas - DeGroot
Name: Margaret Ann Thomas - DeGroot
Its: Assistant Vice President (AVP)

STATE OF Arizona
COUNTY OF Maricopa

SWORN TO and subscribed before me this 20 day of April, 2016, by Margaret Ann Thomas - DeGroot, as an AVP of Bank of America, N.A. He/she () is personally known to me or (X) produced AZ Driver's License as identification.

Rosemary Trujillo 4-20-16
Notary Public Rosemary Trujillo
My commission expires: October 1, 2019



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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 25th day of March, 2016, certifying the appointing certain officers to their offices of BANA.

FURTHER AFFIANT/SAYETH NOT.

DATED: 3/29/16

Christine Costamagna
Affiant's Signature
Christine Costamagna
Affiant's Name
SVP and 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.

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State of California
County of San Francisco

Subscribed and sworn to (or affirmed) before me on this 29th day of March, 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

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Exhibit A

[CERTIFICATE OF ASSISTANT SECRETARY]

[attached hereto]

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**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:

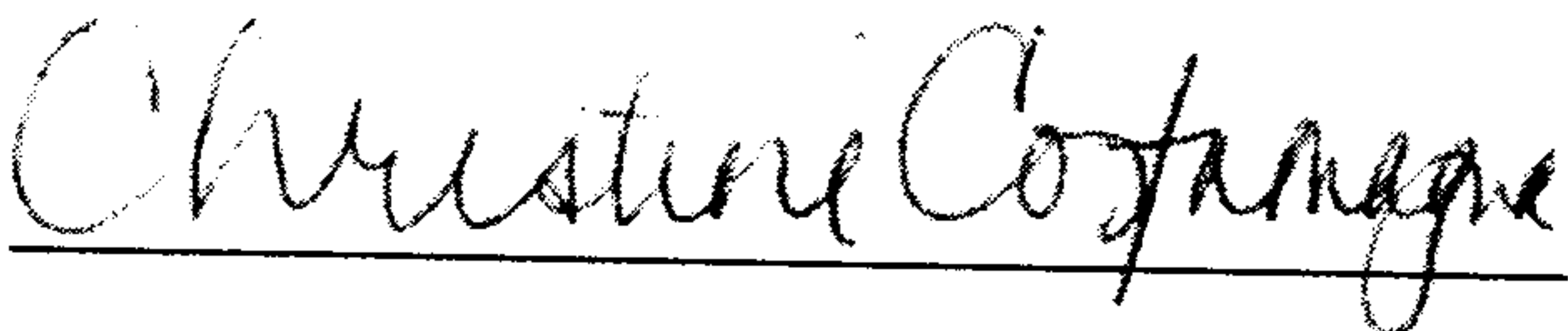
Section 5.2. Execution of Instruments. All indentures, mortgages, deeds, conveyances, contracts, notes, loan documents, letters of credit, master agreements, swap agreements, guarantees, discharges, releases, satisfactions, settlements, affidavits, bonds, undertakings, powers of attorney, and other instruments 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 25th day of March, 2016.

BANK OF AMERICA, NATIONAL ASSOCIATION

By:



Christine Costamagna
Assistant Secretary

EXHIBIT A

**FORECLOSURE SERVICES DOCUMENT EXECUTION
ASSISTANT VICE PRESIDENTS**

Adams, Misty Ann	Flannigan, Jonathan Glenn	Lajza, Jane Marie
Agnew, Melanie Anne	Flood, Joseph F.	Landin, Lucinda
Ali, Shamim	Francois, Regina Irving	Landry, Caroline Palacio
Allred, Ann Louise	Fuentes, Andra Robledo	Lansiquot, Siddhartha
Anderson, Becky Lynn	Gaire, Rajan	Laughlin, Bobbi Gaye
Anderson, Mandi Leanne Jane	Galante, Carolin	Leach Jr., Kip David
Ayala, Wilfredo	Ganison, DeKendrick Kavon	Letham, Amy D.
Banda, Jamie Gonzales	Ganison, Everly Jasmin	Lewis Jr., Calvin
Banks, Caressa Jenice	Garcia, Marcela	Lowden, Lisa Ann
Barry, Darlene Jeannette	Garcia, Marco Antonio	Lyon, Christiny A.
Begum, Suhala	Garcia, Sylvia C.	Maggitt, Kenyetta Devon
Bell, Carolyn Wanjiku	Garcia, Yanira Izel	Mallow, Monja Melissa
Bolds, Rickey Trent	Gibson, Janice R.	Manning, Shannon Annette
Bolton, Patrick Xavier	Gleason, Frances Cherrise	Marks, Christine Lynn
Bowes, Richard Michael	Goff, Maria Luz	Marquez, Ronald Romeo
Bowling, Karen Marie	Gomez Kponton, Arlette Akouyo	Marsh, Lorene Alford
Braby, Sherry LaSha	Good, Kevin James	Marsh, Shay Denise
Bratton, Teylore Laurice	Griffin, Verlina Ann	Mathes, Aliscia Nicole
Brewer, Julie Ann	Guardado, Margarita	Mathews, Rebekah Marie
Briceno, Andrea Janay	Guerrero, Myra P.	McDowell, Sabrina Allene
Bryan, Sandra Leyda	Guillen, Denise Jordan	McGinnis, Brent Travis
Bush, Michael A.	Hernando, Sonia Iliana	Medlock, Jordan Todd
Cabanayan, Annie Serquina	Hill, Sharon Jean	Messmer, Anne Carter
Canastillo, Melba Barraza	Holguin, Judy Lee	Mirambel, Maria Cinderella
Candelaria, Alma N.	Holt, Brian Benjamin	Mitchell, Yasmin Y.
Carmody, Gabrielle Lynn	Humphrys, Emily Marie	Montano, Victoria A.
Carrillo, Matthew Caleb	Hushagen, Jeffrey Tyler	Moore, Tametka Renea
Case, Laurie Michelle	Ingram, Angie A. A.	Morgan, Courtney Alice
Chartrand, Erica Ashley	Isaac, Ashley Marie	Morua, Norma Marie
Chorney, Lori Diane	Iskierski, Denise Wall	Murray, Patricia Riordan
Clark, Amber Johnae	Jackson, Adrian Lawrence	Navarro, Liliana R.
Cramer, Caryn Elaine	Jackson, Colette	Neff, Tamar Jewel Lillian
Crane, Jeremy Jerome	Jameson Jr., Michael Lawrence	Nunez, Alberto Feria
Cruz, Kimberly Marie	Jauregui, Karla Juliet	Nunez, Angela Marie
Davis, Nicole J.	Johnson-Rieger, Andria D.	Nunn, Sanetrick Darnell
Davis, Sherry Dvon	Johnson, JaNell LaTrice	Ohara, Maureen J.
DeBarros, Kimberly Nicole	Johnson, Jennifer Mae	Okolita, Marlene V.
Dennison, Evelyn Delores	Johnson, Stephen Allen	Oldham, Holly M.
Dennison, Kevin Vaughn	Joseph, Chasity Sharrell	Ortega, Wanda Lucy
DiMonte, Joseph R.	Keith-Tuttle, Elissa	Outman, Robert Leon
Dockery, Brittany Marie	Kerns, Kevin C.	Pack, Judy Smith
Dowdell, Lateef Issa	Khamisani, Amna	Palmer, Sandrisha Von-Say
Edwards, Carmeka Yushay	Klapperich, Cory Donovan	Pena, Angie Graciela
Farkash, Patricia Ann	Kobylarek, Kelly Kathleen	Pham, Luan
Fisher, Jared Robert	Koons, Karen Elaine	Pham, TU-UYEN NU
Fitts, Michael D.	Kraft, Kayla Jo	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
Sin, Sorn
Solano, Michael
Sorenson, Kelly Marie
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
Tooks, Suprena Lanell
Ussery, Glenda Faye
Valenzuela, Michelle Jennifer
Vore, Christine Eliza
Walker, Gricel 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

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. The following persons have been duly elected or appointed and have duly qualified as officers of the Association and they hold the office set forth opposite their names:

<u>Name</u>	<u>Title</u>
Rebecca Lynn Dillavou	Vice President
Melanie D'lin Horton	Vice President
Nicolle E. King	Vice President
Daniel Gregory Moreno	Vice President
Julia Elizabeth Myra	Vice President

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Robbin Karen Wakimoto Vice President

IN WITNESS WHEREOF, I have hereunto signed my name on this 25th day of March,
2016.

BANK OF AMERICA, NATIONAL ASSOCIATION

By: Christine Costamagna
Christine Costamagna
Assistant Secretary

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 SECRETARY OF HOUSING
AND URBAN DEVELOPMENT
Mailing Address Information Systems Networks
Corp. Shepherd Mall Office
Complex 2401 NW 23rd Street
Suite 1D Oklahoma City OK
73107

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Property Address 103 FALLING WATERS LN,
MAYLENE, AL 35114-5852

Date of Sale 04/20/2016
Total Purchase Price ~~1000~~ 16,200.00

or
Actual Value \$ N/A

or
Assessor's Market Value \$ N/A

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Transfer to the United States

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 05/06/2016

Print Patricia McKeown

Unattested

Sign

Patricia McKeown

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/10/2016 01:47:30 PM
\$48.00 CHERRY
20160510000158180

James W. Fuhrmeister