

-Above this line reserved for official use only-

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                 )

SPECIAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR and in CONSIDERATION OF TEN AND 00/100 DOLLARS (\$10.00) and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **BANK OF AMERICA, N.A., A NATIONAL ASSOCIATION** whose mailing address is 7105 CORPORATE DRIVE, PLANO, TX 75024, (hereinafter referred to as the “Grantor”) does hereby grant, bargain, sell, and convey unto and convey unto **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT** whose mailing address is C/O INFORMATION SYSTEMS & NETWORKS CORPORATION, SHEPHERD MALL OFFICE COMPLEX, 2401 NW 23RD ST., SUITE 1D, OKLAHOMA CITY, OK 73107 (hereinafter referred to as the “Grantee”) the following described real estate situated in the County of SHELBY, State of Alabama.

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/2 OF SOUTHEAST 1/4, SECTION 25, TOWNSHIP 21 SOUTH, RANGE 1 WEST; THENCE PROCEED SOUTH 89 DEGREES 03 MINUTES 30 SECONDS WEST (MB) ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SOUTHEAST 1/4 AND NORTHEAST 1/4 OF SOUTHWEST 1/4, SECTION 25, TOWNSHIP 21 SOUTH, RANGE 1 WEST FOR A DISTANCE OF 2285.43 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF WASHINGTON STREET; THENCE TURN AN ANGLE OF 100 DEGREES 18 MINUTES TO THE LEFT AND PROCEED SOUTH 11 DEGREES 14 MINUTES 10 SECONDS EAST (MB) ALONG THE SAID WEST RIGHT OF WAY LINE OF WASHINGTON STREET A DISTANCE OF 1234.53 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF BOLTON LANE; THENCE TURN AN ANGLE OF 100 DEGREES 18 MINUTES TO THE RIGHT AND PROCEED SOUTH 89 DEGREES 03 MINUTES 30 SECONDS WEST (MB) ALONG THE SAID NORTH RIGHT OF WAY LINE OF BOLTON LANE A DISTANCE OF 452.02 FEET TO THE POINT OF BEGINNING OF THE ONE AND ONE-HALF LOTS HEREIN DESCRIBED; THENCE CONTINUE SOUTH 89 DEGREES 03 MINUTES 30 SECONDS WEST (MB) ALONG THE SAID NORTH RIGHT OF WAY LINE OF BOLTON LANE A DISTANCE OF 215 FEET TO A POINT; THENCE

TURN ALL ANGLE OF 90 DEGREES 00 MINUTES TO THE RIGHT AND PROCEED FOR A DISTANCE OF 200 FEET TO A POINT; THENCE TURN AN ANGLE OF 90 DEGREES 00 MINUTES TO THE RIGHT AND PROCEED FOR A DISTANCE OF 215 FEET TO A POINT; THENCE TURN AN ANGLE OF 90 DEGREES 00 MINUTES TO THE RIGHT AND PROCEED FOR A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING. SAID 1 1/2 LOTS ARE LYING IN THE NORTHWEST 1/4 OF SOUTHWEST 1/4 AND NORTHEAST 1/4 OF SOUTHWEST 1/4 SECTION 25, TOWNSHIP 21 SOUTH, RANGE 1 WEST, AND HAVE A 50 FOOT BUILDING OR SET BACK RESTRICTION FROM THE NORTH BOUNDARY OF BOLTON LANE.

Property Address: 116 BOLTON LANE, COLUMBIANA, AL 35051

APN: 21 7 25 3 001 049.000

Being the same property conveyed to Grantor by Foreclosure Deed recorded on 3/7/2016 in the Shelby County Judge of Probate Office, Alabama as Doc# 20160307000071540.


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.

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.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

Executed on this 28<sup>th</sup> day of April, 2016.

BANK OF AMERICA, N.A.

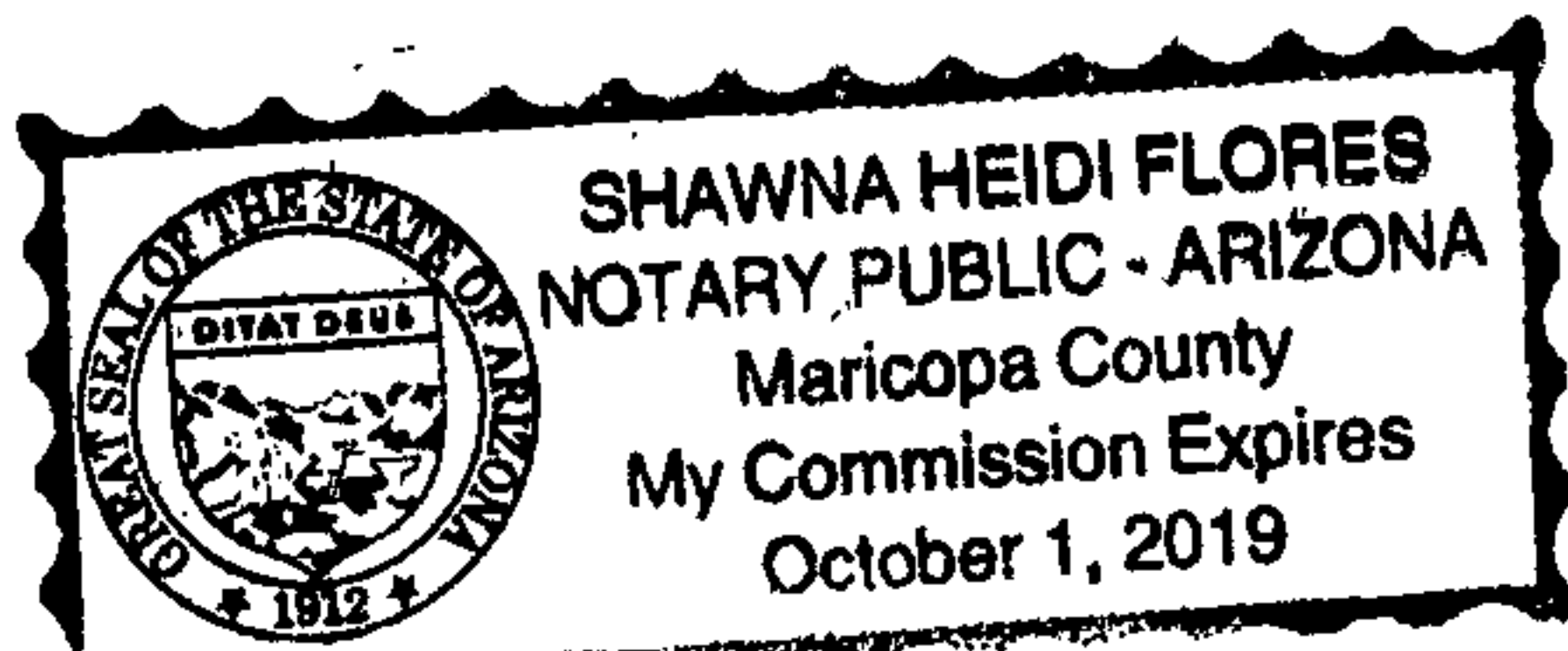
By:  4/28/16 [Signers Name]  
Its: Assistant Vice President [Signers Title]

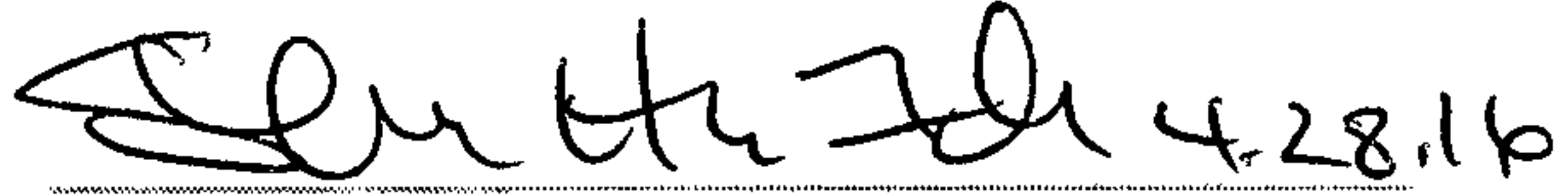
STATE of Arizona

COUNTY of Maricopa

Before me, Shawna Heidi Flores, the undersigned officer, on this, the 28 day of April, 2016 personally appeared Yanneth Ramos-Leyva,  
☐ known to me or, ☒ through production of Driver License as  
identification, who identified her himself to be the Assistant Vice President of BANK  
OF AMERICA, N.A., the person and officer whose name is subscribed to the foregoing  
instrument, and being authorized to do so, acknowledged that she had executed the foregoing  
instrument as the act of such corporation for the purpose and consideration described and in the  
capacity stated.

(seal)



  
Notary Public  
Printed Name: Shawna Heidi Flores  
Notary Public, State of Arizona  
Commission No.: 342398  
My Commission Expires 10.1.19

PREPARED BY:  
LYNN BYRD  
PO BOX 44  
MONROEVILLE, AL 36461

Send future tax bills to:  
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
C/O INFORMATION SYSTEMS & NETWORKS CORPORATION  
SHEPHERD MALL OFFICE COMPLEX  
2401 NW 23RD ST., SUITE 1D  
OKLAHOMA CITY, OK 73107



## 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  
Mailing Address 7105 CORPORATE DRIVE  
PLANO TX 75024

Grantee's Name SECRETARY OF HOUSING AND UH  
Mailing Address 2401 NW 23RD ST., SUITE 1D  
OKLAHOMA CITY, OK 73107

Property Address 116 BOLTON LANE  
COLUMBIANA Alabama 35051

Date of Sale 3/2/16  
Total Purchase Price \$ 239476.50

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_

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

☐ Closing Statement

Foreclosure Deed

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

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**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 April 28, 2016

Print Yanneth Ramos-Leyva, Assistant Vice President  
Bank of America N.A.

☒ Unattested

N/A

(verified by)

Sign

4/28/16  
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/16/2016 08:43:37 AM  
\$24.00 CHERRY  
20160516000165240

*[Signature]*