

Commitment Number: 3403780

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
15-1-02-0-001-004.001

SPECIAL WARRANTY DEED

Bank of America, N.A., whose mailing address is **Bank of America, N.A., 2505 W. Chandler Blvd., Chandler, AZ 85224**, hereinafter grantor, for \$162,000.00 (One Hundred Sixty Two Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **MIRANDA KIRBY***, hereinafter grantee, whose tax mailing address is **10468 CHELSEA ROAD, CHELSEA, AL 35043**, the following real property:

**married*

All that certain parcel of land situate in the County of Shelby, State of Alabama being known and designated as follows: Part of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 20 south, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of said Northwest 1/4 of Northwest 1/4 of said Section 2 being marked by an existing 1/2 inch iron rebar, run in a southerly direction along the east line of said 1/4-1/4 section for a measured distance of 656.98 feet to an existing Number 4 iron rebar; thence turn an angle to the right of 106 degrees 37 minutes 59 seconds and run in a northwesterly direction for a distance of 198.04 feet to an existing iron rebar set by Weygand and being the point of beginning; thence continue in a northwesterly direction along last mentioned course for a distance of 416.96 feet to an existing Number 4 iron rebar; thence turn an angle to the right of 90 degrees 01 minutes 12 seconds and run in a northeasterly direction for a distance of 239.46 feet to an existing Number 4 iron rebar; thence turn an angle to the left of 26 degrees 03 minutes 08 seconds and run in a northwesterly

direction for a distance of 342.13 feet to an existing Number 5 iron rebar; thence turn an angle to the right of 156 degrees 31 minutes 33 seconds and run in a southeasterly direction for a distance of 427.02 feet to a point in a lake; thence turn an angle to the left of 29 degrees 05 minutes 13 seconds and run in a southeasterly direction for a distance of 243.39 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 77 degrees 37 minutes 56 seconds and run in a southwesterly direction for a distance of 221.49 feet, more or less, to the Point of Beginning. Also an easement being 30 feet in width and being more particularly described as follows: Commence at the Northeast corner of the Northwest 1/4 - Northwest 1/4 of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama and proceed South along the East boundary of said 1/4 - 1/4 section for a distance of 656.80 feet; thence North 73 degrees 20 minutes 32 seconds West 615.00 feet to the Point of Beginning of herein described easement; thence continue along aforementioned course and along the South boundary of said easement North 73 degrees 20 minutes 32 seconds West 150.00 feet to a point on the Easterly right of way boundary of Shelby County Highway Number 47 (R/W 80 feet); thence North 27 degrees 46 minutes 43 seconds West along said right of way for 42.02 feet to a point on the North boundary of said easement; thence South 73 degrees 20 minutes 32 seconds East along the North boundary of said easement for 179.42 feet; thence South 16 degrees 39 minutes 28 seconds West 30.00 feet, back to the Point of Beginning of herein easement. Subject to an easement for ingress, egress and public utilities being more particularly described as follows: Commence at the Northeast corner of the Northwest 1/4 of Northwest 1/4 of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama, and run in a southerly direction along the east line of said 1/4 - 1/4 section for a distance of 656.98 feet to an existing Number 4 iron rebar; thence turn an angle to the right of 106 degrees 37 minutes 59 seconds and run in a northwesterly direction for a distance of 198.04 feet to an existing iron rebar set by Weygand and being the point of beginning; thence continue in a northwesterly direction along last mentioned course for a distance of 416.96 feet to an existing Number 4 iron rebar; thence turn an angle to the right of 90 degrees 01 minutes 12 seconds and run in a northeasterly direction for a distance of 20.0 feet; thence turn an angle to the right of 85 degrees 35 minutes and run in a southeasterly direction for a distance of 417.31 feet; thence turn an angle to the right of 93 degrees 26 minutes 09 seconds and run in a southwesterly direction for a distance of 52.0 feet, more or less, to the Point of Beginning. Being the same property as conveyed from Red Mountain Title, LLC as auctioneer for Bank of America, N.A. to Bank of America, N.A. as described in instrument 20151019000363960, Dated 10/14/2015, Recorded 10/19/2015 in SHELBY County Records.

Property Address is: 10468 CHELSEA ROAD, CHELSEA, AL 35043

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.

Prior instrument reference: **20151019000363960**

Executed by the undersigned on April 14, 2016:

Bank of America, N.A.

By: [Signature] 4-14-16

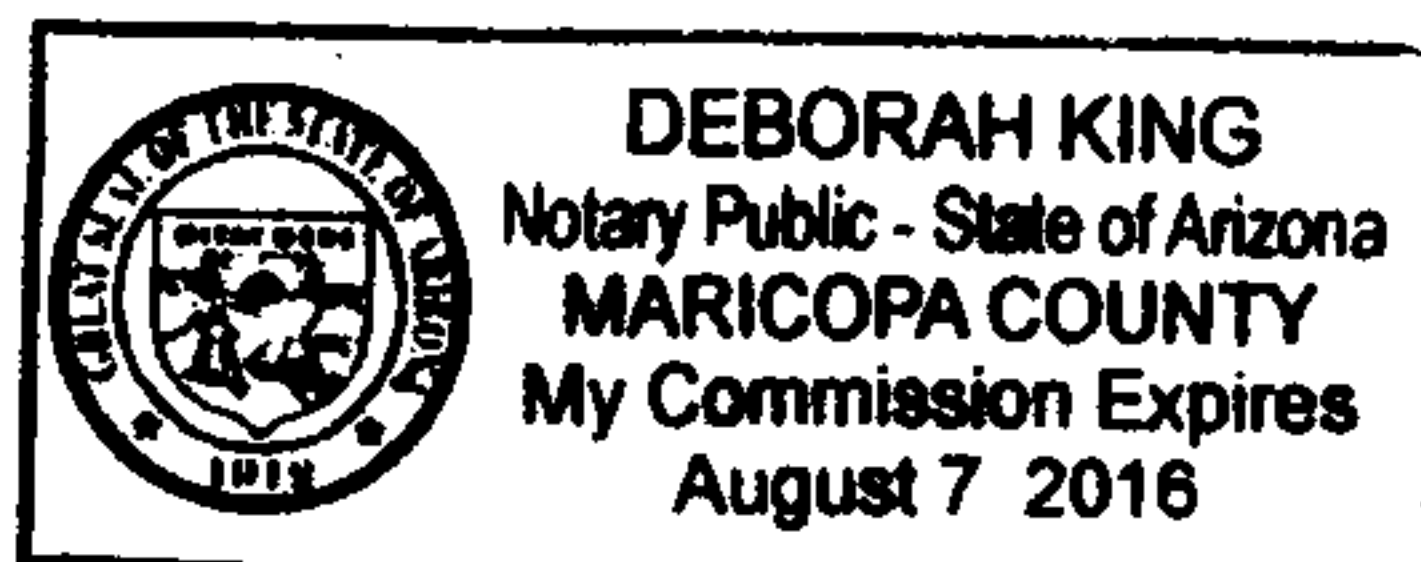
Name: Cory Donovan Klapperich

Its: Assistant Vice President

STATE OF Arizona
COUNTY OF Maricopa

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Cory Donovan Klapperich its Assistant Vice President, on behalf of the Grantor **Bank of America, N.A.** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as Assistant Vice President and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 14th day of April, 2016



[Signature] 4/14/16
Notary Public
Deborah King

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 Bank of America, N.A., 2505 W.
Chandler Blvd., Chandler, AZ
85224

Grantee's Name MIRANDA KIRBY
Mailing Address 10468 CHELSEA ROAD,
CHELSEA, AL 35043

Property Address 10468 CHELSEA ROAD,
CHELSEA, AL 35043

Date of Sale April 14th, 2016
Total Purchase Price 162,000.00

20160608000197710

06/08/2016 01:09:57 PM

DEEDS 5/5

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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 5-23-2016

Print Amanda Berresford

Unattested

Kayla Sheple
(verified by)

Sign

Amanda Berresford
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/08/2016 01:09:57 PM
\$42.50 CHERRY
20160608000197710

James W. Fuhrmeister

Form RT-1