

Commitment Number: DS7150-16000049a

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, Send To:

Title365 / Post-Closing

2200 Lucien Way, Suite 340, Maitland, FL 32751

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
28-3-06-0-007-011.000

SPECIAL WARRANTY DEED

Bank of America, N.A., hereinafter grantor, whose tax-mailing address is **16001 Dallas Parkway Addison, TX 75001**, for \$111,100.00 (One Hundred Eleven Thousand One Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Daniel Howell and Jacob Tubbs**, hereinafter grantees, whose tax mailing address is **138 Marlstone Dr., Helena, AL 35080**, the following real property:

The land hereinafter referred to is situated in the City of Calera, County of Shelby, State of AL, and is described as follows: Lot 17, according to the survey of Union Station Phase I, as recorded in Map Book 41, Page 41, in the probate Office of Shelby County, Alabama. Property Address is: 392 Union Station Way Calera, AL 35040

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 grantees forever.

Grantor covenants to and agrees with Grantee, that Grantor will warrant and defend the property conveyed unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, from, or under the Grantor and no others whatsoever.

Prior instrument reference: 20160217000050110

Executed by the undersigned on June 15, 2016:

Bank of America, N.A.

By: K 6-15-16

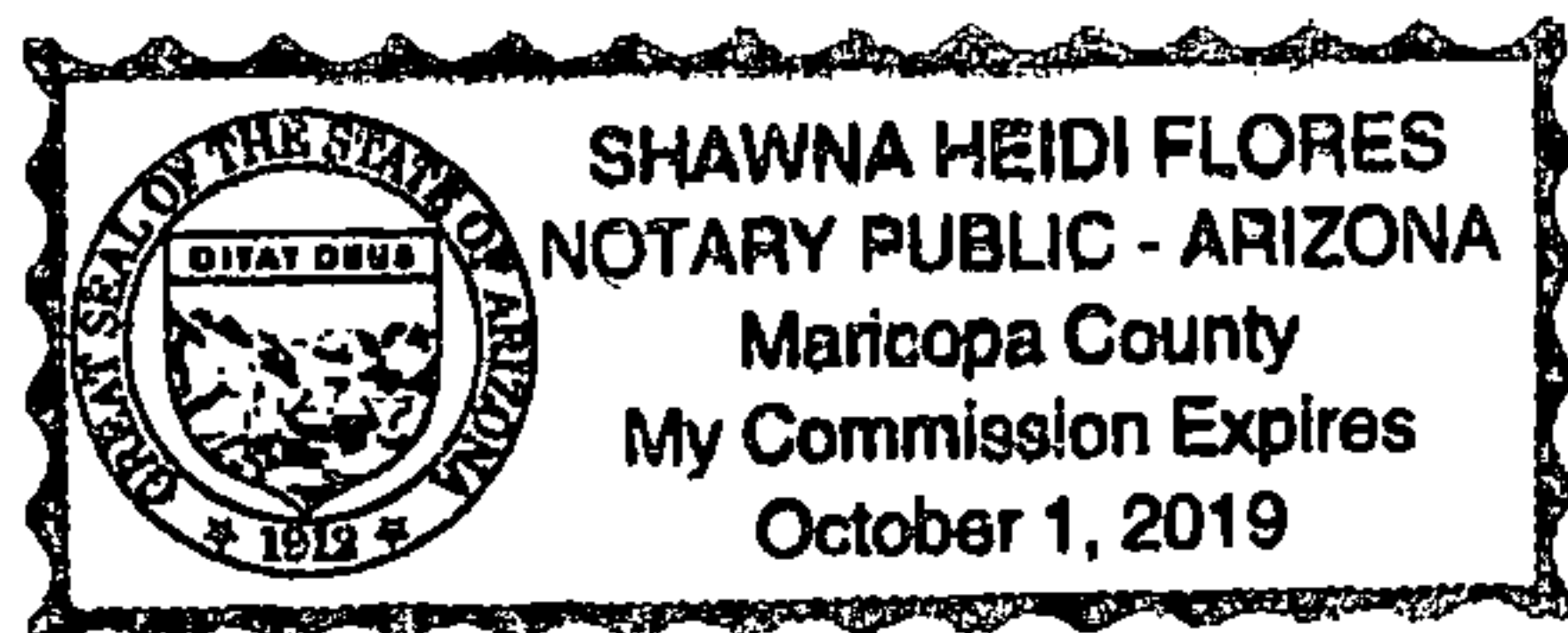
Printed Name: Karen Marie Bowling

Its: Assistant Vice President (AVP)

STATE OF ARIZONA
COUNTY OF Maricopa

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Karen Marie Bowling its AVP, 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 AVP 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 15 day of June, 2016



Shawna Heidi Flores
Notary Public
Shawna Heidi Flores

20160727000261450 07/27/2016 08:25:33 AM DEEDS 3/8
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 6th day of June, 2016, certifying the appointing certain officers to their offices of BANA.

FURTHER AFFIANT SAYETH NOT.

DATED: 6/6/16

Christine Costamagna
Affiant's Signature
Christine Costamagna
Affiant's Name
SVPA 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

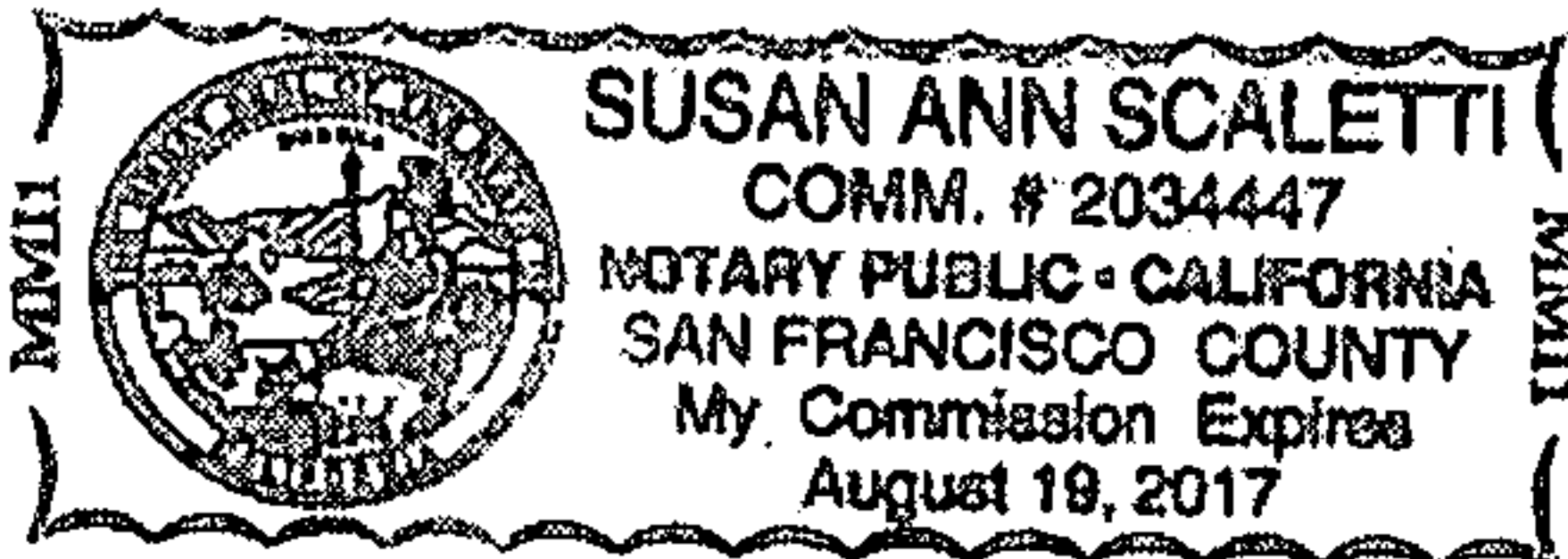
Notary Public

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 6th day of June, 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:

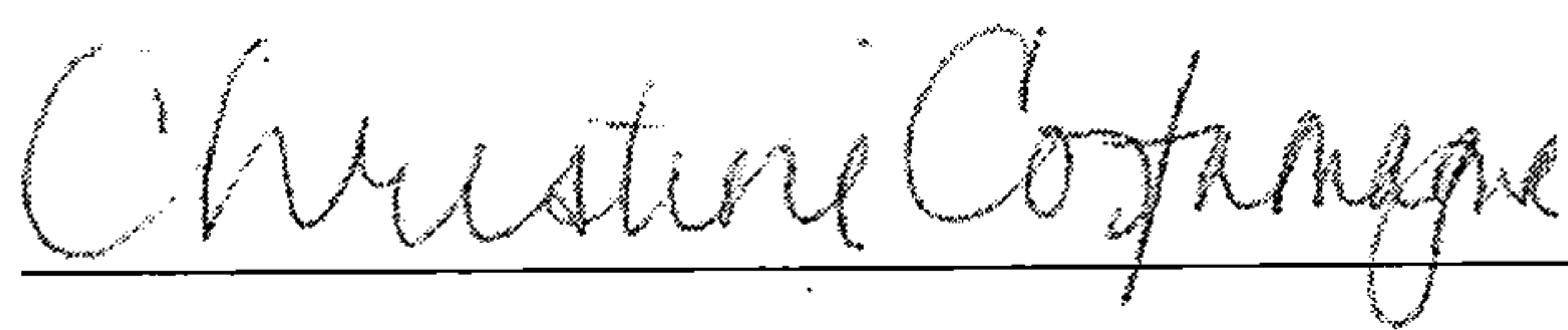
1. The following is a true and complete copy of an excerpt from the Bylaws of the Association, and the same is in full force and effect as of the date hereof:

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 6th day of June, 2016.

BANK OF AMERICA, NATIONAL ASSOCIATION



By:

Christine Costamagna
Assistant Secretary

EXHIBIT A

FORECLOSURE SERVICES DOCUMENT EXECUTION
ASSISTANT VICE PRESIDENTS

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

Rogers, Frederick C.
Rogers, Shaun Jermaine
Rougeau, Essie Malone
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, Duane Wells
Thomas, Tramelle 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

20160727000261450 07/27/2016 08:25:33 AM DEEDS 8/8



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/27/2016 08:25:33 AM
\$64.00 CHERRY
20160727000261450

A handwritten signature in black ink, appearing to be "James W. Fuhrmeister", is written over the official text.