
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#: 292040000010001

Ref. #: 3439448

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: 109 Donaldson Rd., Columbiana, AL 35051

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 17th day of August, 20 16.

BANK OF AMERICA, N.A.

By: [Signature] 8/17/16

Title: Assistant Vice President (AVP)

Angie A.A. Ingram
Printed Name

Signed, sealed and delivered in our presence:

Mandi Anderson 8/17/16
Witness

[Signature] 8/17/16
Witness

Mandi Leanne Jane Anderson
Printed Name

Nicholas Ryan Quesada
Printed Name

STATE OF Arizona)

COUNTY OF Maricopa)

SWORN TO and subscribed before me this 17th day of August, 20 16, by Angie A.A. Ingram, 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 8-17-16
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

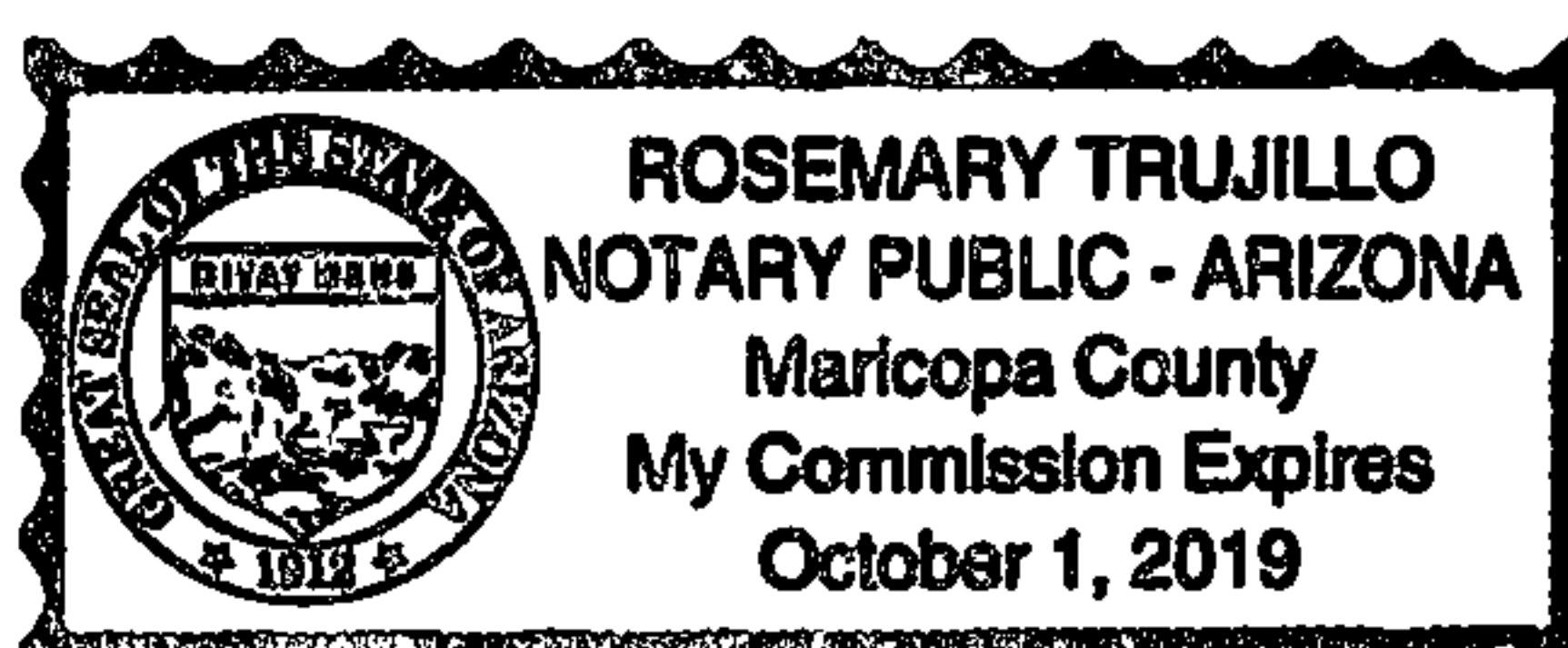


Exhibit "A"

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

starting at the southeast corner of the northwest quarter of Northwest quarter of section 4, township 22 south, range 1 west, run south 79 degrees 16 minutes west for a distance of 438.24 feet to the point of beginning; then run north 51 degrees 47 minutes west for a distance of 171.05 feet to the center line of Donaldson road; then run south 17 degrees 29 minutes west along center line of Donaldson road for a distance of 89.55 feet to a point; then run south 41 degrees 23 minutes west along center line of said road for a distance of 135.6 feet to a point; then run south 02 degrees 56 minutes east for distance of 71.3 feet to a point; then run north 87 degrees 04 minutes east for a distance of 202.76 feet to a point; then run north 17 degrees 29 minutes east for a distance of 149.06 feet back to the point of beginning

Property Address: 109 Donaldson Rd., Columbiana, AL 35051

Tax ID#: 292040000010001

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 HUD
Mailing Address Shepherd Mall Office Complex
2401 NW 23rd St Suite 1D
Oklahoma City, OK 73107

Property Address 109 Donaldson Road
Columbiana, AL 35051
20160831000315430
08/31/2016 09:53:02 AM
DEEDS 4/4

Date of Sale 08/17/2016
Total Purchase Price \$ 10.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ 42,850.00

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
☐ Sales Contract
☐ Closing Statement

- ☐ Appraisal
☒ Other Special Warranty Deed

TO GOVERNMENT AGENCY

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 08/25/2016

Print Patricia A McKeown

Unattested

Sign

Patricia A McKeown

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/31/2016 09:53:02 AM
\$25.00 CHERRY
20160831000315430

James W. Fuhrmeister

Print Form

Form RT-1