

20161201000439630
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QCDEED 1/4

Document Prepared by: S. Cheadle
When Recorded Mail to:
Information Systems & Networks Corporation
2401 NW 23rd Street, Ste. 1D
Oklahoma City, OK 73107
FHA Case # 011-707217
16-0003848 PSTR

QUITCLAIM DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that for One and No/100 (\$1.00) Dollar and other good and valuable consideration in hand paid to **The Secretary of Housing and Urban Development**, as party of the first part, by **Bank of America, N.A.**, as party of the second part, the receipt of which is hereby acknowledged, the party of the first part does hereby QUITCLAIM, BARGAIN, SELL AND CONVEY unto the said party of the second part, it's successors and assigns, subject to the provisions hereinafter contained, the following described real property situated in Shelby County, Alabama:

See Attached Legal Description

Source of Title: Instrument #: 20160516000165240
Commonly known as: 116 Bolton Lane, Columbiana, Al 35051
Tax ID # 21-7-25-3-001-049.000

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns, forever.

This Deed shall be **EFFECTIVE** the 17th day of OCT, 2016

See Attached Execution and Notary Acknowledgement

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its undersigned officers, thereunto duly authorized, this the 17th day of Oct, 2016

Secretary of Housing and Urban Development
By: *Authorized Agent*



Tim Brandt
Authorized Agent

By Delegation of Authority
Federal Register, Doc. No.:
FR-5076-D-06 & FR-5557-D-08

ACKNOWLEDGEMENT

State of Oklahoma
County of Canadian

This instrument was acknowledged before me Andrea Hughes on this 17th day of Oct, 2016, by Tim Brandt as Authorized Agent of the Secretary of Housing & Urban Development.

Signature Andrea Hughes (Notary Seal)

Print: Andrea Hughes, Notary Public

My commission expires: 04/14/2017

My commission #: 09003285



Grantee's Mailing Address:

Send Tax Statements to:

Bank of America, N.A
7105 Corporate Drive
Plano, TX 75024

Legal Description

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 AN 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.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Secretary of Housing
 Mailing Address and Urban Development
 451 7th St., SW
 Washington, DC 20410

Grantee's Name Bank of America, N.A.
 Mailing Address 7105 Corporate Drive
 Plano, TX 75024

Property Address 116 BOLTON LANE
 COLUMBIANA, AL 35051

Date of Sale 10/17/2016
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 192,700.00

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 REVENUE COMMISSIONER

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 12-1-2016

Print ERICA Z. WHITE, STEWART TITLE

Unattested

(verified by)

Sign

(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
 12/01/2016 03:11:44 PM
 \$25.00 CHERRY
 20161201000439630

[Signature]