

20170302000071530  
03/02/2017 07:58:32 AM  
QCDEED 1/3

**Document Prepared by: S. Cheadle**  
**When Recorded Mail to:**  
Information Systems & Networks Corporation  
2401 NW 23<sup>rd</sup> Street, Ste. 1D  
Oklahoma City, OK 73107  
FHA Case # 011-618591

## **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:

**Lot 20, according to the Survey of Little Oak Ridge Estates,  
Second Sector, as recorded in Map Book 5, page 39, in the  
Probate Office of Shelby County, Alabama.**

**Source of Title: Instrument # 20160906000323560**  
**Commonly known as: 20 Oak Ridge Drive, Pelham, AL 35124**  
**Tax ID # 13-1-12-1-002-015.000**

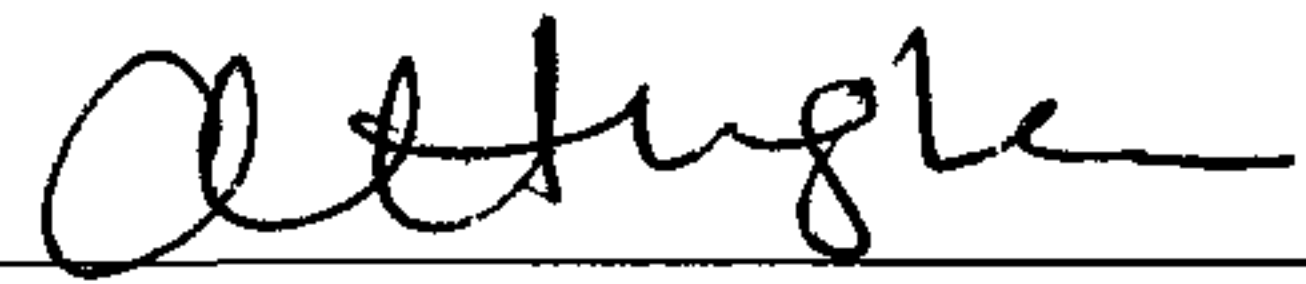
TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns, forever.

This Deed shall be **EFFECTIVE** the 9<sup>th</sup> day of Feb, 2017

**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 9<sup>th</sup> day of Feb, 2017

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



Andrea Hughes  
Authorized Agent


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

**ACKNOWLEDGEMENT**

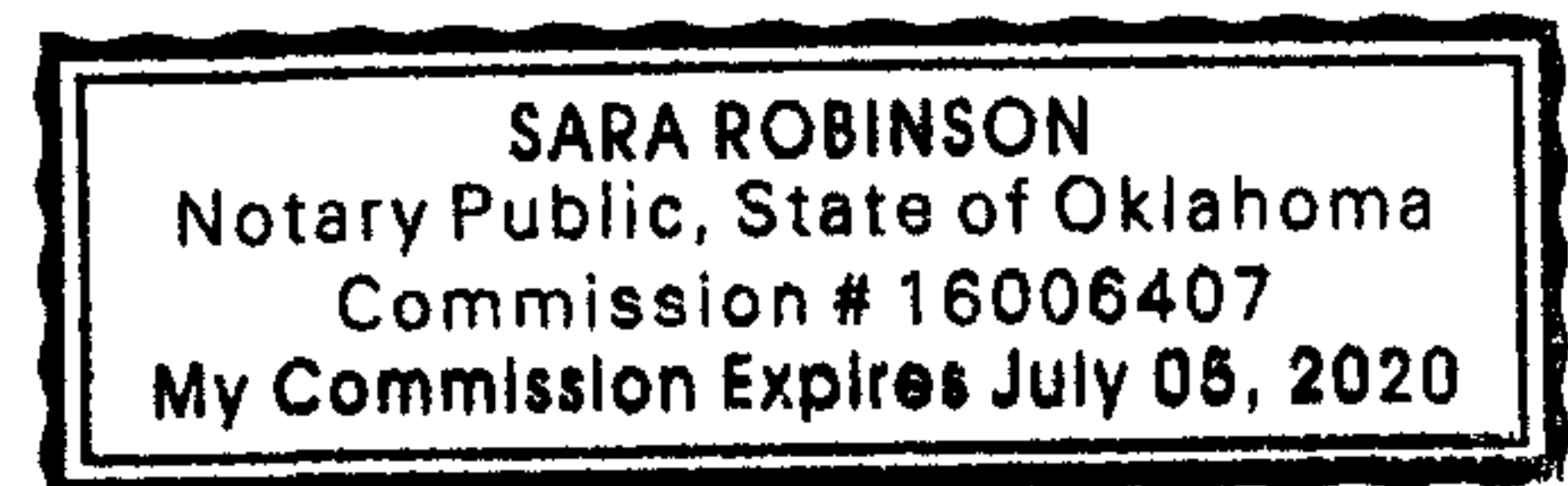
State of Oklahoma  
County of Oklahoma

**Sara Robinson**

This instrument was acknowledged before me—Sara Robinson on this 9<sup>th</sup> day of Feb, 2017, by Andrea Hughes as Authorized Agent of the Secretary of Housing & Urban Development.

Signature  (Notary Seal)

Print: Sara Robinson, Notary Public



My commission expires: 07/05/2020

My commission #: 16006407

**Grantee's Mailing Address:**

**Send Tax Statements to:**

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

# 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 Urban Development  
451 7<sup>TH</sup> St, SW  
Washington, DC 20410

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

Property Address 20 Oak Ridge Drive  
Pelham, AL 35124

Date of Sale 02/09/2017  
Total Purchase Price \$                     

or  
Actual Value \$                     

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Assessor's Market Value \$136,400

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  
☒ Assessors website



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/02/2017 07:58:32 AM  
\$187.50 CHERRY  
20170302000071530

*[Signature]*

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 February 24, 2017

Bank of America, N.A.  
Print Lori Diane Chorney  
Assistant Vice President

☒ Unattested

(verified by)

Sign

Z L 2-24-17  
(Grantor Grantee Owner/Agent) circle one