

Commitment Number: DS7150-16000075

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

345 Rouser Rd., Bldg 5, Suite 300, Coraopolis, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**16-2-04-1-002-059.000**

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**SPECIAL WARRANTY DEED**

**Bank of America, N.A.**, hereinafter grantor, whose tax-mailing address is **2505 W. Chandler Blvd. Chandler, AZ 85224**, for \$150,000.00 (One Hundred Fifty Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **MDI West Properties, LLC**, hereinafter grantee, whose tax mailing address is **3525 Del Mar Heights Rd., #758, San Diego, CA 92130**, the following real property:

**The land hereinafter referred to is situated in the City of Wilsonville, County of Shelby, State of AL, and is described as follows:**

**Lot 319, according to the Survey of Willow Oaks, as recorded in Map Book 38, Page 137A-137C in the Probate Office of Shelby County, Alabama.**

**Property Address is: 317 Willow Leaf Circle, Wilsonville, AL 35186**

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.

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: 20160404000107720

Executed by the undersigned on May 2, 2017:

Bank of America, N.A.

By: Angie Peña 5-2-17

Printed Name: Angie Graciela Peña

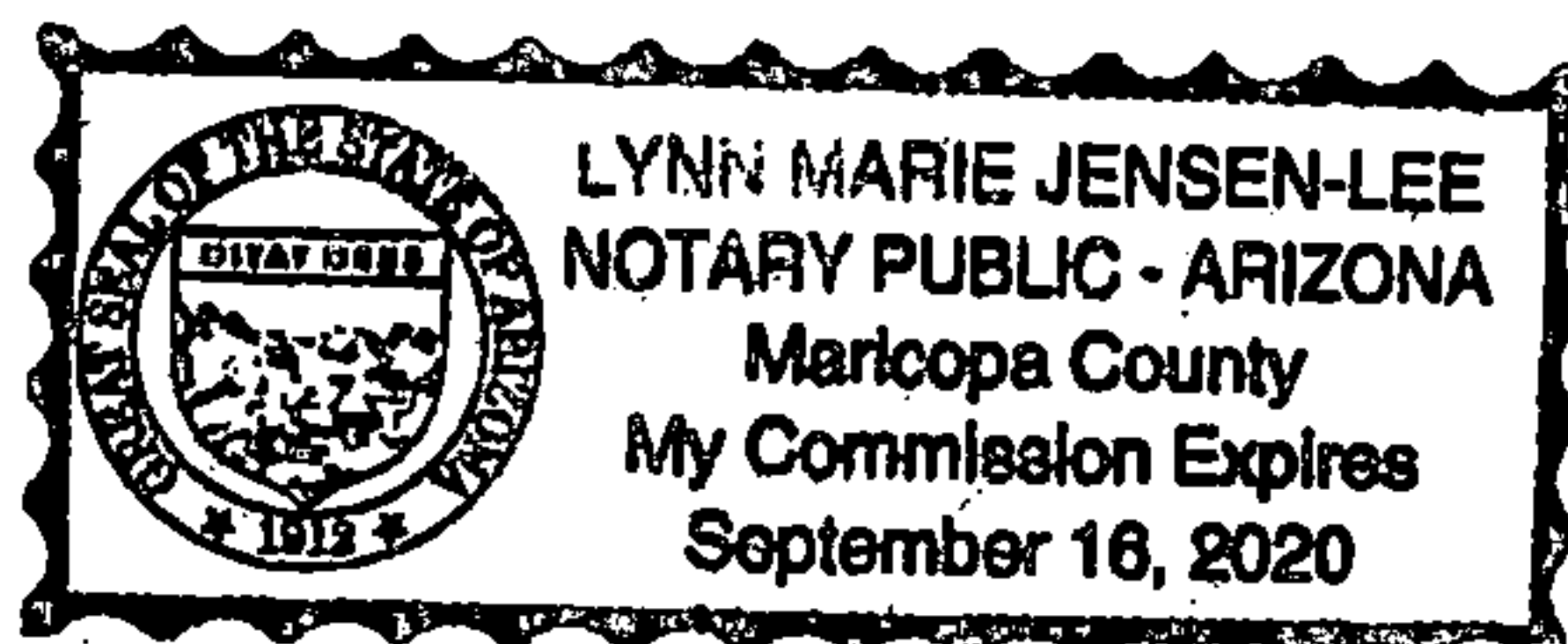
Its: Assistant Vice President (AVP)

STATE OF Arizona  
COUNTY OF Maricopa

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Angie Graciela Peña 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 2 day of May, 2017

Lynn Marie Jensen-Lee 5-2-17  
Notary Public  
Lynn Marie Jensen-Lee



**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:

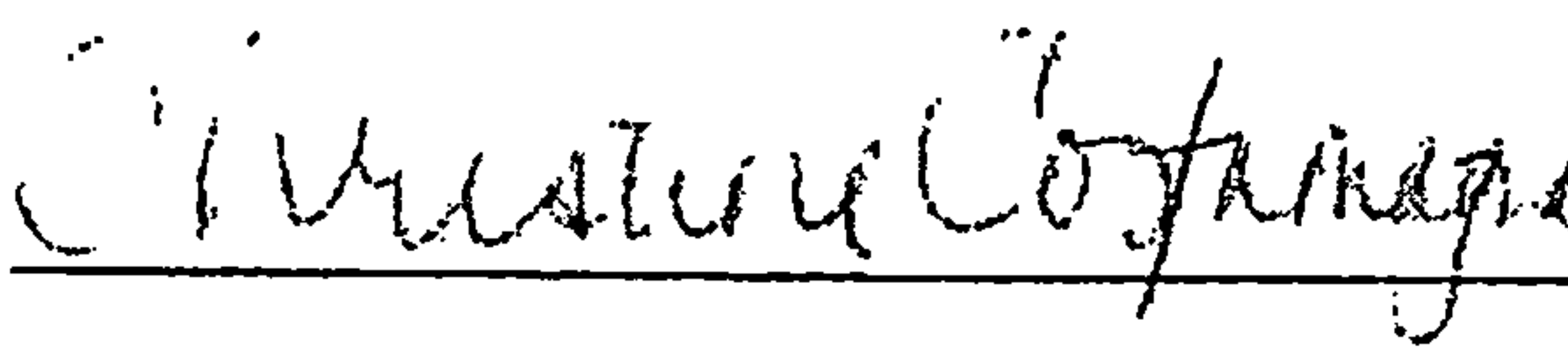
1. The following is a true and complete copy of an excerpt from the Bylaws of the Association, and the same is in full force and effect as of the date hereof:

**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 19<sup>th</sup> day of February, 2016.

BANK OF AMERICA, NATIONAL ASSOCIATION

  
By: Christine Costamagna  
Assistant Secretary



## EXHIBIT A

**FORECLOSURE SERVICES DOCUMENT EXECUTION  
ASSISTANT VICE PRESIDENTS**

Adams, Misty Ann  
 Agnew, Melanie Anne  
 Ali, Shamim  
 Allred, Ann Louise  
 Anderson, Becky Lynn  
 Anderson, Mandi Leanne Jane  
 Ayala, Wilfredo  
 Banda, Jamie Gonzales  
 Banks, Caressa Jenice  
 Barry, Darlene Jeannette  
 Begum, Suhala  
 Bell,Carolyn Wanjiku  
 Bell, Michelle Amber-Marie  
 Bolds, Rickey Trent  
 Bolton, Patrick Xavier  
 Bowes, Richard Michael  
 Bowling, Karen Marie  
 Braby, Sherry LaSha  
 Bratton, Teylore Laurice  
 Brewer, Julie Ann  
 Briceno, Andrea Janay  
 Bryan, Sandra Leyda  
 Bush, Michael A.  
 Cabanayan, Annie Serquina.  
 Carmona, Elvia  
 Canastillo, Melba Barraza  
 Candelaria, Alma N.  
 Carmody, Gabrielle Lynn  
 Carrillo, Matthew Caleb  
 Case, Laurie Michelle  
 Chartrand, Erica Ashley  
 Chorney, Lori Diane  
 Clark, Amber Johnae  
 Cramer, Caryn Elaine  
 Crane, Jeremy Jerome  
 Cruz, Kimberly Marie  
 Davis, Nicole J.  
 Davis, Sherry Dvon  
 DeBarros, Kimberly Nicole  
 Dennison, Evelyn Delores  
 Dennison, Kevin Vaughn  
 DiMonte, Joseph R.  
 Dockery, Brittany Marie  
 Dowdell, Lateef Issa  
 Edwards, Carmeka Yushay  
 Fisher, Jared Robert

Fitts, Michael D.  
 Flannigan, Jonathan Glenn  
 Flood, Joseph F.  
 Francois, Regina Irving  
 Fuentes, Andra Robledo  
 Gaire, Rajan  
 Galante, Carolin  
 Ganison, DeKendrick Kavon  
 Ganison, Everly Jasmin  
 Garcia, Marcela  
 Garcia, Marco Antonio  
 Garcia, Sylvia C.  
 Garcia, Yanira Izel  
 Gibson, Janice R.  
 Gleason, Frances Cherrise  
 Goff, Maria Luz  
 Gomez Kponton, Arlette Akouyo  
 Good, Kevin James  
 Griffin, Verlina Ann  
 Guardado, Margarita  
 Guerrero, Myra P.  
 Guillen, Denise Jordan  
 Hernando, Sonia Iliana  
 Hill, Sharon Jean  
 Hillman, Brittany Star  
 Holt, Brian Benjamin  
 Humphrys, Emily Marie  
 Hushagen, Jeffrey Tyler  
 Ingram, Angie A. A.  
 Isaac, Ashley Marie  
 Iskierski, Denise Wall  
 Jackson, Adrian Lawrence  
 Jackson, Colette  
 Jameson Jr., Michael Lawrence  
 Jauregui, Karla Juliet  
 Johnson-Rieger, Andria D.  
 Johnson, JaNell LaTrice  
 Johnson, Jennifer Mae  
 Johnson, Stephen Allen  
 Joseph, Chasity Sharrell  
 Keith-Tuttle, Elissa  
 Kerns, Kevin C.  
 Khamisani, Amna  
 Klapperich, Cory Donovan  
 Kobylarek, Kelly Kathleen  
 Koons, Karen Elaine

Kraft, Kayla Jo  
 Lajza, Jane Marie  
 Landin, Lucinda  
 Landry, Caroline Palacio  
 Lansiquot, Siddhartha  
 Laughlin, Bobbi Gaye  
 Leach Jr., Kip David  
 Letham, Amy D.  
 Lewis Jr., Calvin  
 Lowden, Lisa Ann  
 Lyon, Christiny A.  
 Maggitt, Kenyetta Devon  
 Mallow, Monja Melissa  
 Manning, Shannon Annette  
 Marks, Christine Lynn  
 Marquez, Ronald Romeo  
 Marsh, Lorene Alford  
 Marsh, Shay Denise  
 Mathes, Aliscia Nicole  
 Mathews, Rebekah Marie  
 McDowell, Sabrina Allene  
 McGinnis, Brent Travis  
 Medlock, Jordan Todd  
 Messmer, Anne Carter  
 Mirambel, Maria Cinderella  
 Mitchell, Yasmin Y.  
 Montano, Victoria A.  
 Moore, Tametka Renea  
 Morgan, Courtney Alice  
 Morua, Norma Marie  
 Mosely, Mitchell Craig  
 Murray, Patricia Riordan  
 Navarro, Liliana R.  
 Neff, Tamar Jewel Lillian  
 Nunez, Alberto Feria  
 Nunez, Angela Marie  
 Nunn, Sanetrick Darnell  
 Ohara, Maureen J.  
 Okolita, Marlene V.  
 Oldham, Holly M.  
 Ortega, Wanda Lucy  
 Outman, Robert Leon  
 Pack, Judy Smith  
 Palmer, Sandrisha Von-Say  
 Pena, Angie Graciela  
 Pham, Luan

Pham, TU-UYEN NU  
Pilgrim, Sabrina Elyse  
Pittman, Lori Denise  
Quahi, Cathreen Renee  
Quesada, Nicholas Ryan  
Ramos-Leyva, Yanneth  
Reese, Michelle Annette  
Rhodes, Regina Lenale  
Rico, Angela Lita Artemisa  
Robinson, Gloria  
Robinson, Michele Renae  
Rodriguez, John Carlos  
Rogers, Frederick C.  
Rogers, Shaun Jermaine  
Rougeau, Essie Malone  
Ruiz, Yolanda Maria  
Ruiz De La Torre, Artemio  
Salazar, Brenda Aracely  
Samuels, Ariel Mercedes  
Sanchez, Dianna M.

20170508000159800 05/08/2017 02:50:30 PM DEEDS  
Sanders, Chantoya 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  
Silva, Lidia Lopez  
Sin, Sorn  
Solano, Michael  
Spiller, Adriel J.  
Spiller, Roderick R.  
Sulcer, Emily Lynn  
Swink, Scott Edward  
Tabish, Jennifer June  
Thomas-Degroote, Margaret Ann  
Thomas, Duane Wells

Thompson, Kelly Marie  
Thompson, Ronald Allen  
Thompson, Sylvester Michael  
Tooks, Suprena Lanell  
Ussery, Glenda Faye  
Valenzuela, Michelle Jerinifer  
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

## 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 2505 W. Chandler Blvd.  
Chandler, AZ 85224

Grantee's Name MDI West Properties, LLC  
 Mailing Address 3525 Del mar Heights Rd.,  
#758  
San Diego, CA 92130

Property Address 317 Willow Leaf Circle  
Wilsonville, AL 35186

Date of Sale 5/2/17  
 Total Purchase Price 150,000.00  
 or  
 Actual Value \$  
 or  
 Assessor's Market Value \$ 22,800.00

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

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 May 2, 2017

☐ Unattested

(verified by)  
JOSEPH F. FLOOD

Bank of America, N.A.

Print Angie Graciela Peña

Sign Angie Peña 5-2-17

(Grantor/Grantee/Owner/Agent) circle one

Assistant Vice President **Form RT-1**



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 05/08/2017 02:50:53 PM  
 \$180.00 CHERRY  
 20170508000159800

*Angie Peña*