

20170720000259890
07/20/2017 01:31:56 PM
DEEDS 1/7

Commitment Number: DS7154-17000014

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/ Recording Department

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
36 1 11 0 002 016.002

SPECIAL WARRANTY DEED

Bank of America, N.A., successor by merger BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP, hereinafter grantor, whose tax-mailing address is 7105 Corporate Drive, Plano, TX 75024, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants with covenants of limited warranty to Secretary of Housing & Urban Development, its Successors and Assigns, hereinafter grantee, whose tax mailing address is C/O Information Systems Networks Corp., Shepherd Mall Office Complex, 2401 NW 23rd Street, Suite 1D, Oklahoma City, OK 73107, the following real property:

The land hereinafter referred to is situated in the City of Montevallo, County of Shelby, State of AL, and is described as follows: A part of the Northeast 1/4 of the Northwest 1/4 of Section 11, Township 24, Range 12 East, Shelby County, described as follows: Begin at Northwest corner of said 1/4-1/4 section and run thence Southerly along Western boundary of said 1/4-1/4 section, a distance of 139 feet to a point; thence turn to left and run Easterly parallel with the Northern boundary of said 1/4-1/4 section a distance of 313 feet to a point; thence turn to the left and run Northerly parallel with the Western boundary of said 1/4-1/4 section a distance of 139 feet to a point on the Northern boundary of said 1/4-1/4 section; thence turn to the left and run Westerly along Northern boundary of said 1/4-1/4 section a distance of 313 feet to a point of beginning, being situated in Shelby County, Alabama.

APN: 36-1-11-0-002-016.002

Property Address is: 303 Clay Pit Road, Montevallo, AL 35115

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.

Grantor warrants against all lawful claims of any person, claiming by, through or under grantor, but against no others.

Prior instrument reference: **FORECLOSURE DEED 20170131000037370**

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Executed by the undersigned on February 22, 2017:

Bank of America, N.A., successor by merger BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP

By: [Signature] 2.22.17

Printed Name: CHRISTINA L. SANTANA

Its: ASSISTANT VICE PRESIDENT (AVP)

STATE of ARIZONA

COUNTY of MARICOPA

Before me, Rosemary Trujillo, (insert name of notary) the undersigned officer, on this, the 22 day of February, 2017, personally appeared CHRISTINA L. SANTANA, (insert name of signer) known to me or, ~~through~~ through production of AZ DRIVER LICENSE as identification, who identified her/himself to be the AVP of **Bank of America, N.A., successor by merger BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP**, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

(seal)

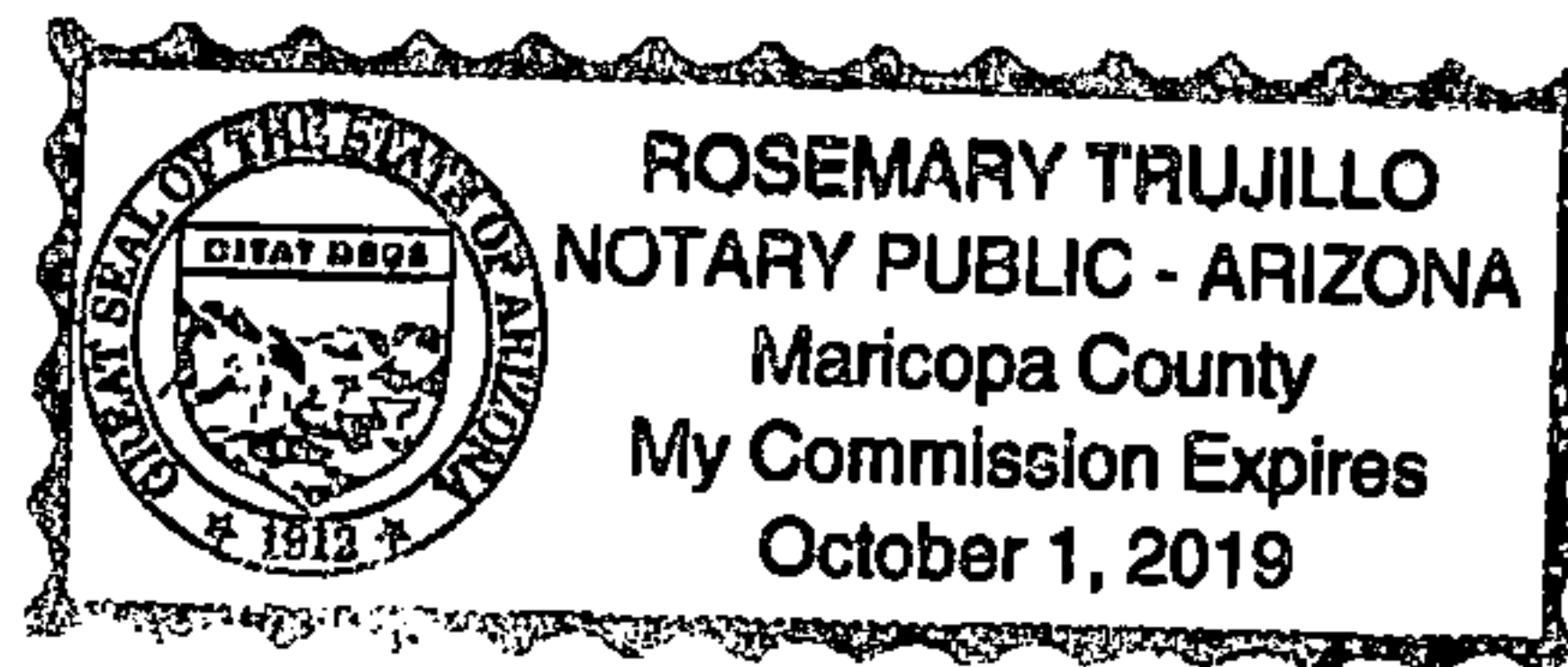
Rosemary Trujillo 2-22-17

(Type or print name below signature)

Rosemary Trujillo
Notary Public, State of ARIZONA

Commission No.: 341668

My Commission Expires: October 1, 2019



Real Estate Sales Validation Form

20170720000259890 07/20/2017 01:31:56 PM DEEDS 4/7
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Bank of America, N.A., successor
by merger BAC Home Loans
Servicing, LP FKA Countrywide
Home Loans Servicing, LP

Mailing Address 7105 Corporate Drive, Plano, TX
75024

Grantee's Name Secretary of Housing & Urban
Development, its Successors
and Assigns

Mailing Address C/O Information Systems Networks
Corp., Shepherd Mall Office Complex,
2401 NW 23rd Street, Suite 1D,
Oklahoma City, OK 73107

Property Address 303 Clay Pit Road, Montevallo, AL
35115

Date of Sale February 22, 2017

Total Purchase Price 1.00

or

Actual Value \$

or

Assessor's Market Value \$ 72,240.00

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

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).

BANK OF AMERICA, N.A

Date February 22, 2017

Print CHRISTINA L. SANTANA
ASSISTANT VICE PRESIDENT

Unattested

Christine Lynn Marks
(verified by)
2/22/2017

Sign

(Grantor) Grantee/Owner/Agent) circle one 2-22-17

Form RT-1

**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 28th day of June, 2017.

BANK OF AMERICA, NATIONAL ASSOCIATION

By: _____

Christine Costamagna
Assistant Secretary

EXHIBIT A

**FORECLOSURE SERVICES DOCUMENT EXECUTION
ASSISTANT VICE PRESIDENTS**

Agnew, Melanie Anne
Ali, Shamim
Allred, Ann Louise
Barry, Darlene Jeannette
Bounds, Christiny A.
Braby, Sherry LaSha
Bratton, Teylore Laurice
Briceno, Andrea Janay
Bryan, Sandra Leyda
Cabanayan, Annie Serquina
Candelaria, Alma N.
Carmody, Gabrielle Lynn
Carmona, Elvia
Carrillo, Matthew Caleb
Case, Laurie Michelle
Chorney, Lori Diane
Davis, Sherry Dvon
Dennison, Evelyn Delores
Dockery, Brittany Marie
Edwards, Carmeka Yushay
Flannigan, Jonathan Glenn
Flood, Joseph F.
Francois, Regina Irving
Fuentes, Andra Robledo
Galante, Carolin
Ganison, DeKendrick Kavon
Garcia, Sylvia C.
Garcia, Yanira Izel
Gleason, Frances Cherrie
Goff, Maria Luz
Gomez Kponton, Arlette Akouyo

Good, Kevin James
Hill, Sharon Jean
Holguin, Judy Lee
Humphrys, Emily Marie
Hushagen, Jeffrey Tyler
Ingram, Angie A. A.
Isaac, Ashley Marie
Iskierski, Denise Wall
Jameson Jr., Michael Lawrence
Johnson-Rieger, Andria D.
Johnson, JaNell LaTrice
Johnson, Jennifer Mae
Johnson, Stephen Allen
Kerns, Kevin C.
Khamisani, Amna
Klapperich, Cory Donovan
Kobylarek, Kelly Kathleen
Kolomitz, Mandi L. J.
Lajza, Jane Marie
Landry, Caroline Palacio
Laughlin, Bobbi Gaye
Maggitt, Kenyetta Devon
Mallow, Monja Melissa
Marks, Christine Lynn
Marquez, Ronald Romeo
Marsh, Lorene Alford
Marsh, Shay Denise
Mathews, Rebekah Marie
Moore, Tarnetka Renea
Morgan, Courtney Alice
Morua, Norma Marie

Nunez, Angela Marie
Ohara, Maureen J.
Okolita, Marlene V.
Pack, Judy Smith
Pham, Luan
Pilgrim, Sabrina Elyse
Pittman, Lori Denise
Quahi, Cathreen Renee
Quesada, Nicholas Ryan
Rhodes, Regina Lenale
Rougeau, Essie Malone
Samuels, Ariel Mercedes
Sed, Asli Olad
Sharko, Lupita
Shears II, Clayton
Sin, Sorn
Sorenson, Kelly Marie
Tabish, Jennifer June
Thomas, Tramelle Martise
Thompson, Kelly Marie
Thompson, Ronald Allen
Tooks, Suprena Lanell
Ussery, Glenda Faye
Walker, Gricel E.
Walter, Rachael Dawn
White, Kristin Elizabeth
Williams, Nichole Renee
Wilson, Alicia J.
Wood, Christopher Scott
Young, Caressa Jenice

**CERTIFICATE OF ASSISTANT SECRETARY
OF
BANK OF AMERICA, NATIONAL ASSOCIATION
a national banking association**

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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:

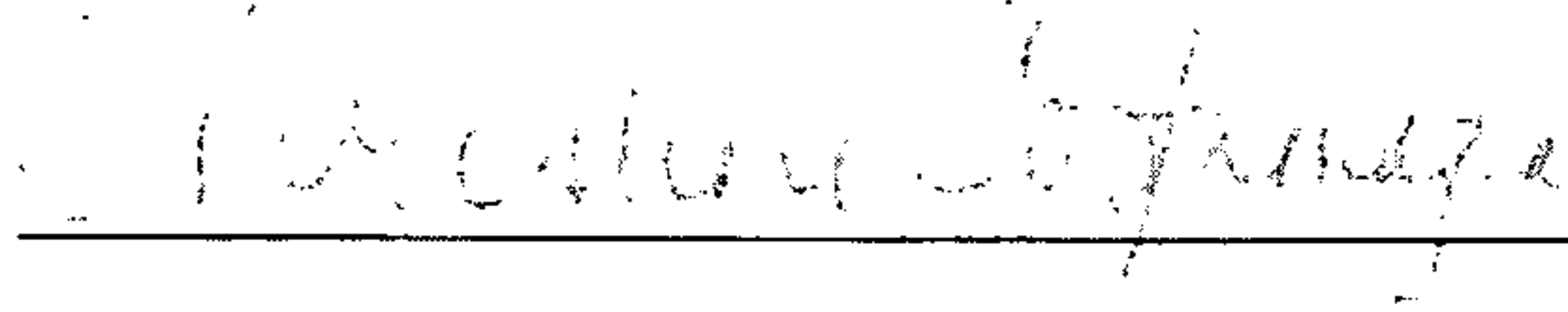
Section 5.2. Execution of Instruments. All indentures, mortgages, deeds, conveyances, contracts, notes, loan documents, letters of credit, master agreements, swap agreements, guarantees, discharges, releases, satisfactions, settlements, affidavits, bonds, undertakings, powers of attorney, and other instruments 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. The following persons have been duly elected or appointed and have duly qualified as officers of the Association and they hold the office set forth opposite their names:

<u>Name</u>	<u>Title</u>
Melanie D'lin Horton	Vice President
Daniel Gregory Moreno	Vice President

IN WITNESS WHEREOF, I have hereunto signed my name on this 28th day of June, 2017.

BANK OF AMERICA, NATIONAL ASSOCIATION

By: 
Christine Costamagna
Assistant Secretary



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/20/2017 01:31:56 PM
\$34.00 CHERRY
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