

RECORDING REQUESTED BY

NAME: Title365

WHEN RECORDED MAIL TO:

NAME: Title365/ Recording Department

ADDRESS: 345 Rouser Road, Bldg 5, Suite 300

CITY/STATE/ZIP: Coraopolis, PA 15108

(DOCUMENT WILL ONLY BE RETURNED TO NAME & ADDRESS IDENTIFIED ABOVE)

20170808000286430

08/08/2017 12:42:23 PM

CORDEED 1/11

(SPACE ABOVE FOR RECORDER'S USE)

Special Warranty Deed

(DOCUMENT TITLE)

Special Warranty Deed being re-recorded  
to include the correct ~~ASSISTANT~~ Certificate  
of Assistant Secretary document.

I certify this to be a true and  
correct copy

KHB  
8/31/17  
7pg

Probate Judge  
Shelby County

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

20170808000286430 08/08/2017 12:42:23 PM CORDEED 2/11

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.

20170808000286430 08/08/2017 12:42:23 PM CORDEED 3/11

20170720000259890 07/20/2017 01:31:56 PM DEEDS 2/7

**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**

**[THIS AREA OF THE PAGE LEFT INTENTIONALLY BLANK]**

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 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)

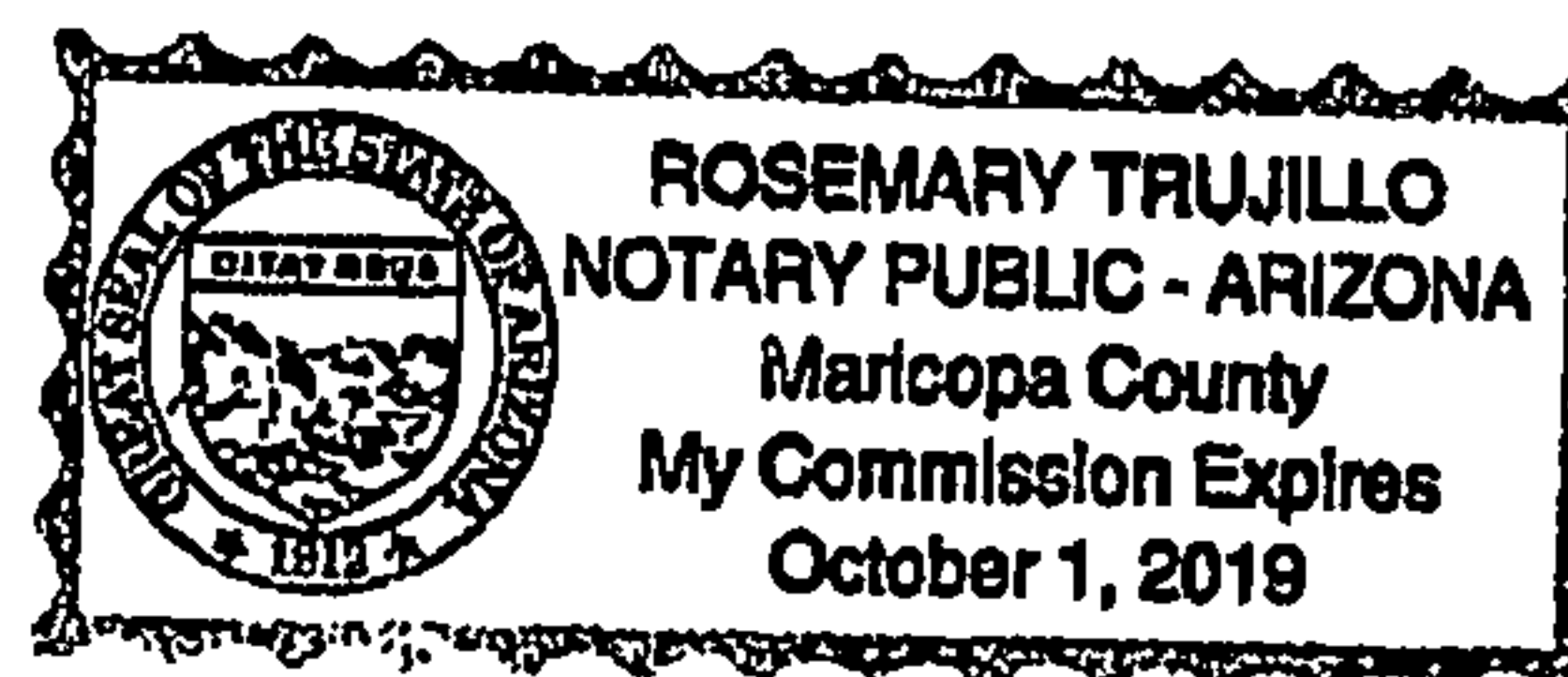
Rosemary Trujillo 2-22-17

(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

Property Address 303 Clay Pit Road, Montevallo, AL  
35115

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

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).

Date February 22, 2017

Print CHRISTINE L. SPANTANA  
ASSISTANT VICE PRESIDENT

Unattested

Chr Lynn 2/22/2017  
(verified by)  
CHRISTINE LYNN MARKS

Sign

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

Form RT-1

**AFFIDAVIT CERTIFYING COPY OF  
CERTIFICATE OF ASSISTANT SECRETARY**

STATE OF Pennsylvania  
COUNTY OF Allegheny

BEFORE ME an officer authorized to take oaths, this day personally appeared Christine Costamagna of Bank of America, N.A., who, being first duly sworn deposes and says:

I, Christine Costamagna, if called to testify in this matter would testify under oath and to the extent of my personal knowledge, based upon a review of the books and records kept in the regular course of business at Bank of America, N.A. ("BANA") concerning the following:

1. My name is Christine Costamagna and I am over 18 years of age and am competent to testify to the matters below.
2. I am an employee of BANA. My current job title at BANA is Senior Vice President and Assistant Secretary. I am authorized to sign this affidavit on behalf of BANA, as an officer of BANA.
3. Some of the information in this affidavit is taken from BANA's business records. I have personal knowledge of BANA's procedures for creating and maintaining these records. Such business records are: (a) made at or near the time of the occurrence of the matters set forth therein by persons with personal knowledge of the information in the business record, or from information transmitted by persons with personal knowledge; and (b) kept in the course of BANA's regularly conducted business activities. It is the regular practice of BANA to make such records.
4. Attached hereto as Exhibit 1 is a true and correct copy of my Certificate of Assistant Secretary dated as this 3<sup>rd</sup> day of August, 2016, certifying the appointing certain officers to their offices of BANA.

FURTHER AFFIANT SAYETH NOT.

DATED: 8/3/16

Christine Costamagna  
Affiant's Signature  
Christine Costamagna  
Affiant's Name  
SVP & Assistant Secretary  
Affiant's Title

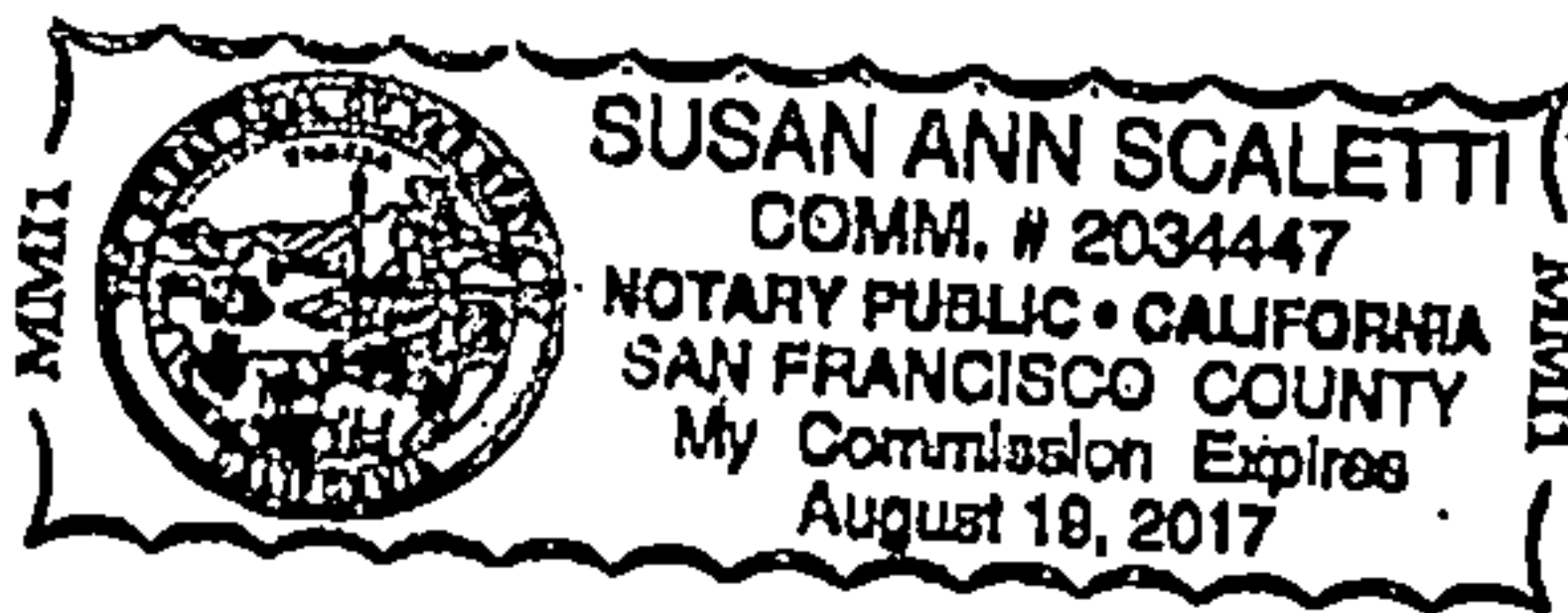
SWORN TO and subscribed before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as an \_\_\_\_\_ of Bank of America, N.A. He/she ( ) is personally known to me or ( ) produced \_\_\_\_\_ as identification. see attached form

\_\_\_\_\_  
Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Francisco

Subscribed and sworn to (or affirmed) before me on this 4th day of August, 2016,  
by Christine Costamagna, proved to me on the basis of  
satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature Susan Ann Scaletti

20170808000286430 08/08/2017 12:42:23 PM CORDEED 8/11

**Exhibit A**

[CERTIFICATE OF ASSISTANT SECRETARY]

*[attached hereto]*



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:

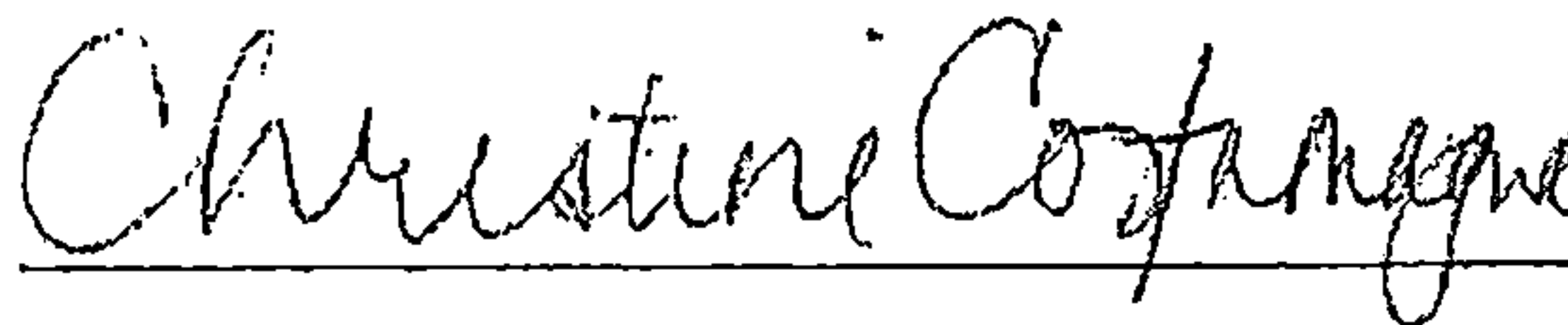
1. The following is a true and complete copy of an excerpt from the Bylaws of the Association, and the same is in full force and effect as of the date hereof:

**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 3<sup>rd</sup> day of August, 2016.

BANK OF AMERICA, NATIONAL ASSOCIATION



By:

Christine Costamagna  
Assistant Secretary

## EXHIBIT A

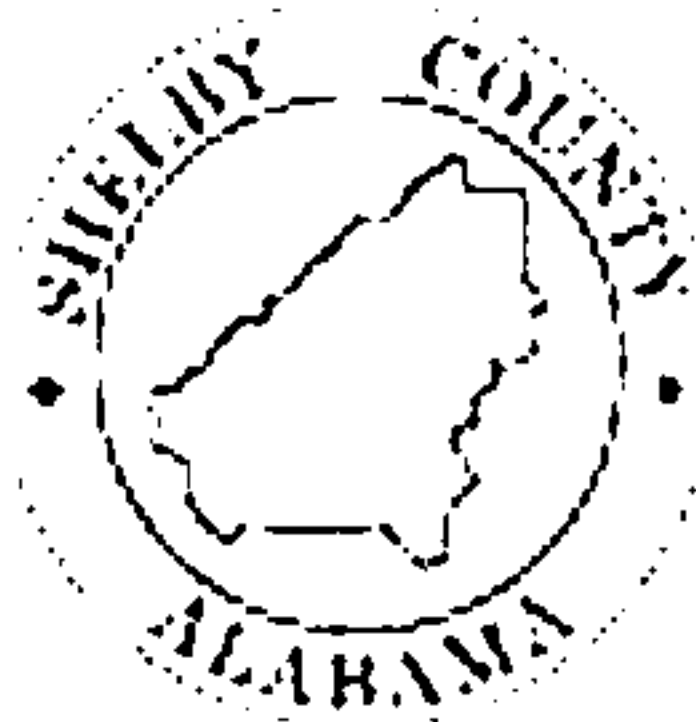
**FORECLOSURE SERVICES DOCUMENT EXECUTION  
ASSISTANT VICE PRESIDENTS**

|                             |                               |                           |
|-----------------------------|-------------------------------|---------------------------|
| Agnew, Melanie Anne         | Ganison, DeKendrick Kavon     | Letham, Amy D.            |
| Ali, Shamim                 | Ganison, Everly Jasmin        | Lewis Jr., Calvin         |
| Allred, Ann Louise          | Garcia, Marcela               | Lowden, Lisa Ann          |
| Anderson, Mandi Leanne Jane | Garcia, Marco Antonio         | Lyon, Christiny A.        |
| Ayala, Wilfredo             | Garcia, Sylvia C.             | Maggitt, Kenyetta Devon   |
| Banda, Jamie Gonzales       | Garcia, Yanira Izel           | Mallow, Monja Melissa     |
| Banks, Caressa Jenice       | Gibson, Janice R.             | Manning, Shannon Annette  |
| Barry, Darlene Jeannette    | Gleason, Frances Cherrise     | Marks, Christine Lynn     |
| Begum, Suhala               | Goff, Maria Luz               | Marquez, Ronald Romeo     |
| Bell, Carolyn Wanjiku       | Gomez Kponton, Arlette Akouyo | Marsh, Lorene Alford      |
| Bolds, Rickey Trent         | Good, Kevin James             | Marsh, Shay Denise        |
| Bowes, Richard Michael      | Griffin, Verlina Ann          | Mathews, Rebekah Marie    |
| Bowling, Karen Marie        | Guardado, Margarita           | McDowell, Sabrina Allene  |
| Braby, Sherry LaSha         | Guerrero, Myra P.             | McGinnis, Brent Travis    |
| Bratton, Teylore Laurice    | Guillen, Denise Jordan        | Medlock, Jordan Todd      |
| Brewer, Julie Ann           | Hernando, Sonia Iliana        | Messmer, Anne Carter      |
| Briceno, Andrea Janay       | Hill, Sharon Jean             | Mitchell, Yasmin Y.       |
| Bryan, Sandra Leyda         | Holguin, Judy Lee             | Montano, Victoria A.      |
| Bush, Michael A.            | Holt, Brian Benjamin          | Moore, Tametka Renea      |
| Cabanayan, Annie Serquina   | Humphrys, Emily Marie         | Morgan, Courtney Alice    |
| Canastillo, Melba Barraza   | Hushagen, Jeffrey Tyler       | Morua, Norma Marie        |
| Candelaria, Alma N.         | Ingram, Angie A. A.           | Navarro, Liliana R.       |
| Carmody, Gabrielle Lynn     | Isaac, Ashley Marie           | Neff, Tamar Jewel Lillian |
| Carmona, Elvia              | Iskierski, Denise Wall        | Nunez, Alberto Feria      |
| Carrillo, Matthew Caleb     | Jackson, Adrian Lawrence      | Nunez, Angela Marie       |
| Case, Laurie Michelle       | Jackson, Colette              | Nunn, Sanetrick Darnell   |
| Chartrand, Erica Ashley     | Jameson Jr., Michael Lawrence | Ohara, Maureen J.         |
| Chorney, Lori Diane         | Jauregui, Karla Juliet        | Okolita, Marlene V.       |
| Clark, Amber Johnae         | Johnson-Rieger, Andria D.     | Oldham, Holly M.          |
| Cramer, Caryn Elaine        | Johnson, JaNell LaTrice       | Ortega, Wanda Lucy        |
| Crane, Jeremy Jerome        | Johnson, Jennifer Mae         | Outman, Robert Leon       |
| Cruz, Kimberly Marie        | Johnson, Stephen Allen        | Pack, Judy Smith          |
| Davis, Nicole J.            | Joseph, Chasity Sharrell      | Pena, Angie Graciela      |
| Davis, Sherry Dvon          | Keith-Tuttle, Elissa          | Pham, Luan                |
| DeBarros, Kimberly Nicole   | Kerns, Kevin C.               | Pham, TU-UYEN NU          |
| Dennison, Evelyn Delores    | Khamisani, Amna               | Pilgrim, Sabrina Elyse    |
| Dennison, Kevin Vaughn      | Klapperich, Cory Donovan      | Pittman, Lori Denise      |
| Dockery, Brittany Marie     | Kobylarek, Kelly Kathleen     | Quahi, Cathreen Renee     |
| Edwards, Carmeka Yushay     | Koons, Karen Elaine           | Quesada, Nicholas Ryan    |
| Farkash, Patricia Ann       | Kraft, Kayla Jo               | Ramos-Leyva, Yanneth      |
| Fisher, Jared Robert        | Lajza, Jane Marie             | Rhodes, Regina Lenale     |
| Flannigan, Jonathan Glenn   | Landin, Lucinda               | Robinson, Gloria          |
| Flood, Joseph F.            | Landry, Caroline Palacio      | Robinson, Michele Renae   |
| Francois, Regina Irving     | Lansiquot, Siddhartha         | Rodriguez, John Carlos    |
| Fuentes, Andra Robledo      | Laughlin, Bobbi Gaye          | Rogers, Frederick C.      |
| Galante, Carolin            | Leach Jr., Kip David          | Rogers, Shaun Jermaine    |

Rougeau, Essie Malone  
Ruiz De La Torre, Artemio  
Salazar, Brenda Aracely  
Samuels, Ariel Mercedes  
Sanchez, Dianna M.  
Sanders, Chatanya 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

Sin, Sorn  
Solano, Michael  
Sorenson, Kelly Marie  
Spiller, Adriel J.  
Spiller, Roderick R.  
Sulcer, Emily Lynn  
Swink, Scott Edward  
Tabish, Jennifer June  
Thomas, Duane Wells  
Thomas, Tranelle Martise  
Thompson, Kelly Marie  
Thompson, Ronald Allen  
Tooks, Suprena Lanell  
Ussery, Glenda Faye  
Valenzuela, Michelle Jennifer

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  
Wood, Christopher Scott  
Woody, Michael Bruce



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/08/2017 12:42:23 PM  
\$46.00 CHERRY  
20170808000286430

A handwritten signature in black ink, appearing to be "James W. Fuhrmeister", is written over the official text.