

20180116000014720
01/16/2018 09:00:25 AM
DEEDS 1/4

Commitment Number: 170297858

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 Return To:

ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
29-2-04-0-000-010.001

SPECIAL/LIMITED WARRANTY DEED

BANK OF AMERICA, N.A., whose mailing address is **2505 W. Chandler Blvd., Chandler, AZ 85224**, hereinafter grantor, for \$20,000.00 (Twenty Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **VALENTINA PABLO**, married, hereinafter grantee, whose tax mailing address is **109 DONALDSON ROAD, COLUMBIANA, AL 35051**, the following real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF SHELBY AND STATE OF ALABAMA BEING KNOWN AND DESIGNATED AS FOLLOWS:

STARTING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 1 WEST, RUN SOUTH 79 DEGREES 16 MINUTES WEST FOR A DISTANCE OF 438.24 FEET TO THE POINT OF BEGINNING; THEN RUN NORTH 51 DEGREES 47 MINUTES WEST FOR A DISTANCE OF 171.05 FEET TO THE CENTER LINE OF DONALDSON ROAD; THEN RUN SOUTH 17 DEGREES 29 MINUTES WEST ALONG CENTER LINE OF DONALDSON ROAD FOR A DISTANCE OF 89.55 FEET TO A POINT; THEN RUN SOUTH 41 DEGREES 23 MINUTES WEST ALONG CENTER LINE OF SAID ROAD FOR A DISTANCE OF 135.6 FEET TO A POINT; THEN RUN SOUTH 02 DEGREES 56 MINUTES EAST FOR DISTANCE OF 71.3 FEET TO A POINT; THEN RUN NORTH 87

DEGREES 04 MINUTES EAST FOR A DISTANCE OF 202.76 FEET TO A POINT; THEN RUN NORTH 17 DEGREES 29 MINUTES EAST FOR A DISTANCE OF 149.06 FEET BACK TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY AS CONVEYED FROM THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT TO BANK OF AMERICA, N.A., AS DESCRIBED IN INST NO. 20170301000070200, DATED 02/13/2017, RECORDED 03/01/2017.

Property Address is: 109 DONALDSON ROAD, COLUMBIANA, AL 35051

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

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.

Executed by the undersigned on December 29, 2017 :

SERVICELINK HOLDINGS, LLC AS ATTORNEY IN FACT FOR BANK OF AMERICA, N.A.

DATE: December 29 2017

Signature: Lauren Pyzoha 12-29-17

Full Legal Name: Lauren Pyzoha

Title: Assistant Vice President

Employer: Servicelink Holdings, LLC

STATE OF Pennsylvania
COUNTY OF Allegheny

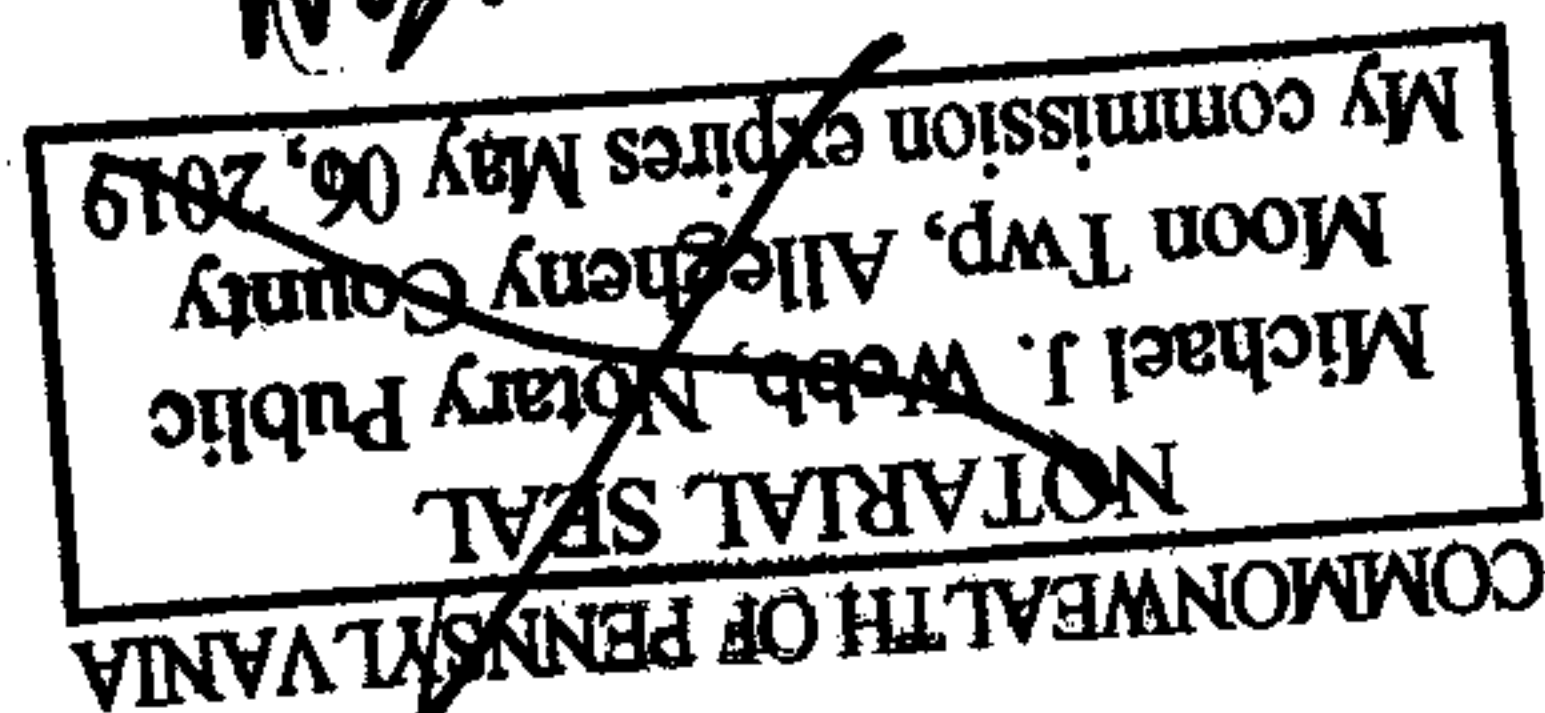
I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Lauren Pyzoha its Assistant Vice President, on behalf of **SERVICELINK HOLDINGS, LLC AS ATTORNEY IN FACT FOR BANK OF AMERICA, N.A.** is signed to the foregoing conveyance, and who acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as Assistant Vice President, and with full authority executed the same voluntarily for and as the act of said Grantor, 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, as on the day the same bears date.

Given under my hand an official seal this 29 day of December, 2017

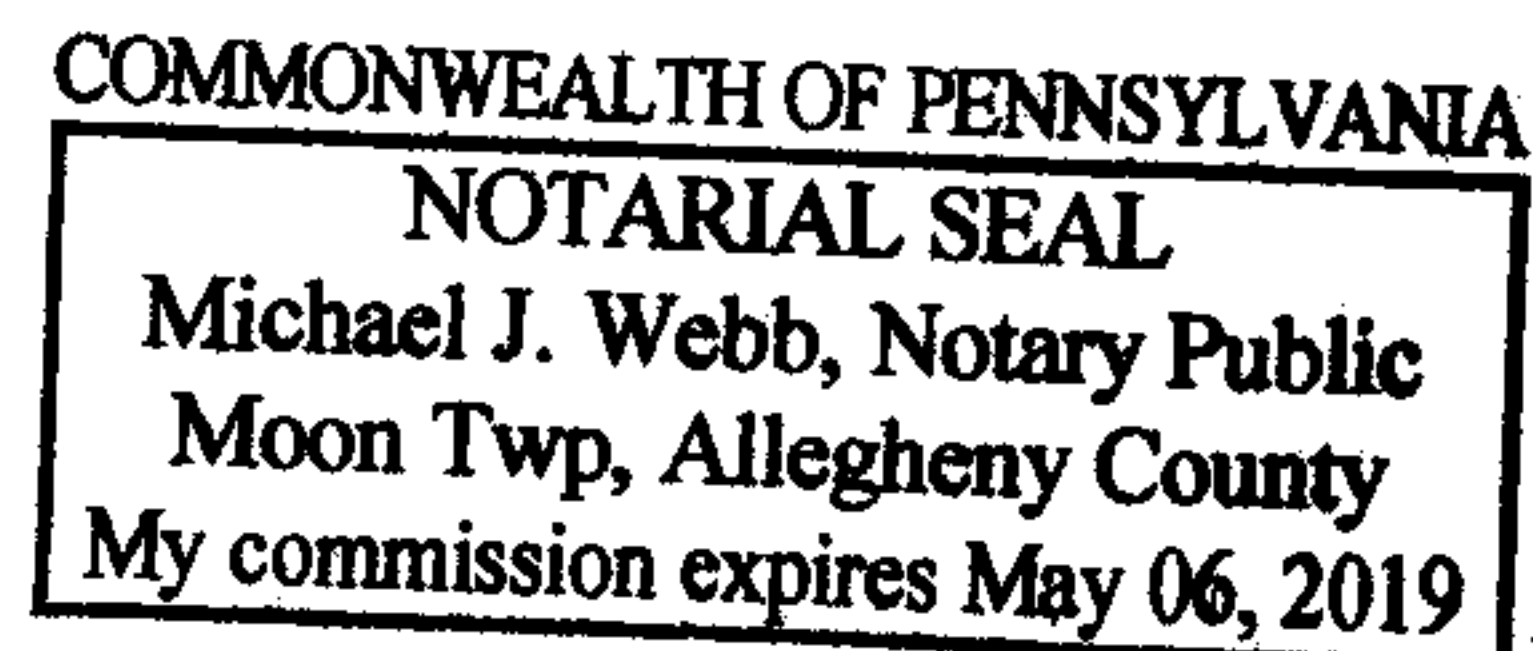
Michael J Webb 12-29-17

Notary Public

MICHAEL J. WEBB



MY COMMISSION EXPIRES
MAY 6, 2019



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
Mailing Address 2505 W. Chandler Blvd
Chandler, AZ 35051

Grantee's Name Valentina Pablo
Mailing Address 109 Donaldson Rd.
Columbiana, AL 35051

Property Address 109 Donaldson Rd.
Columbiana, AL 35051

Date of Sale 12.29.17

Total Purchase Price \$ 20,000.00

or

Actual Value

\$

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Assessor's Market Value \$

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

☐ Appraisal

☒ Sales Contract

☐ Other

☐ Closing Statement

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 1.12.18

Print

Alyssa Bresnaw

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/16/2018 09:00:25 AM
\$44.00 CHERRY
20180116000014720