

INSTRUMENT PREPARED BY:
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ALBERTELLI LAW
One Independence Plaza, Suite 416
Birmingham, AL 35209

Send tax notices to:

20180720000259740
07/20/2018 03:21:17 PM
DEEDS 1/3

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, to the undersigned, Bank of America, N.A. (hereinafter referred to as Grantor), in hand paid by The Secretary of Housing and Urban Development, (hereinafter referred to as Grantee), whose tax mailing address is c/o Information Systems and Network Corp Shepherd Mall Office Complex 2401 NW 23rd St, Suite 1D, Oklahoma City, OK 73107-2420, the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto the said Grantee that certain real estate situated in Shelby County, Alabama being more particularly described as:

COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 34 TOWNSHIP 19 SOUTH RANGE 1 WEST; THENCE EASTERLY ALONG THE 1/4-1/4 LINE FOR 91.65 FEET; THENCE TURN AN ANGLE RIGHT OF 90 DEGREES 00 MINUTES AND RUN 191.28 FEET TO THE POINT OF BEGINNING.; THENCE TURN AN ANGLE TO THE RIGHT OF 130 DEGREES 47 MINUTES AND RUN 138.70 FEET TO A POINT; THENCE TURN RIGHT OF 75 DEGREES 47 MINUTES AND RUN 115.45 FEET TO A POINT; THENCE TURN AN ANGLE TO THE RIGHT OF 76 DEGREES 18 MINUTES AND RUN 78.87 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 7 DEGREES 55 MINUTES AND RUN 61.87 FEET; THENCE TURN AND ANGLE TO THE RIGHT OF 8 DEGREES 38 MINUTES AND RUN 37.97 FEET TO A POINT; THENCE TURN AND ANGLE TO THE RIGHT OF 116 DEGREES 02 MINUTES AND RUN 136.71 FEET TO A POINT; THENCE TURN AN ANGLE OF 90 DEGREES 00 MINUTES TO THE LEFT AND RUN 9.30 FEET TO POINT; THENCE TURN AN ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES AND RUN 65.93 FEET TO THE POINT OF BEGINNING. ALSO A NON-EXCLUSIVE 30 FOOT EASEMENT FOR INGRESS AND EGRESS, LYING 15 FEET ON EITHER SIDE OF THE CENTERLINE DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 34 TOWNSHIP 19 SOUTH RANGE 1 WEST; THENCE EASTERLY ALONG THE 1/4-1/4 LINE FOR 91.65 FEET; THENCE TURN AN ANGLE RIGHT OF 90 DEGREES 00 MINUTES AND RUN 191.28 FEET TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE TO THE RIGHT OF 130 DEGREES 47 MINUTES AND RUN 138.70 FEET TO A POINT; THENCE TURN RIGHT 75 DEGREES 47 MINUTES AND RUN 130.90 FEET TO A POINT IN THE CENTERLINE OF SAID EASEMENT, SAID POINT THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 76 DEGREES 18 MINUTES AND RUN 65.22 FEET; THENCE 8 DEGREES 38 MINUTES RIGHT AND RUN 49.34 FEET; THENCE RIGHT 4 DEGREES 45 MINUTES FOR 75 FEET; THENCE RIGHT 17 DEGREES FOR 150 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NO. 47 AND THE POINT OF TERMINATION OF SAID EASEMENT. SUBJECT TO: ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

Property Street Address for Informational Purposes: 119 Autry Dr, Chelsea, AL 35043

TO HAVE AND TO HOLD unto said Grantee, his heirs and assigns, in fee simple, forever.

And Grantor does for itself, its heirs and assigns, covenant with the said Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of said premises and Grantor is authorized to convey the same; that the premises are free from all encumbrances; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and her heirs, executors, and administrators, shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all others.

Dated this the 27 day of June, 2018.

Bank of America, N.A.
Kelly Kohnen Kobylarz 6/27/18
BY: Kelly Kohnen Kobylarz
ITS: Assistant Vice President
(AVP)

STATE OF Arizona)
COUNTY OF Maricopa)

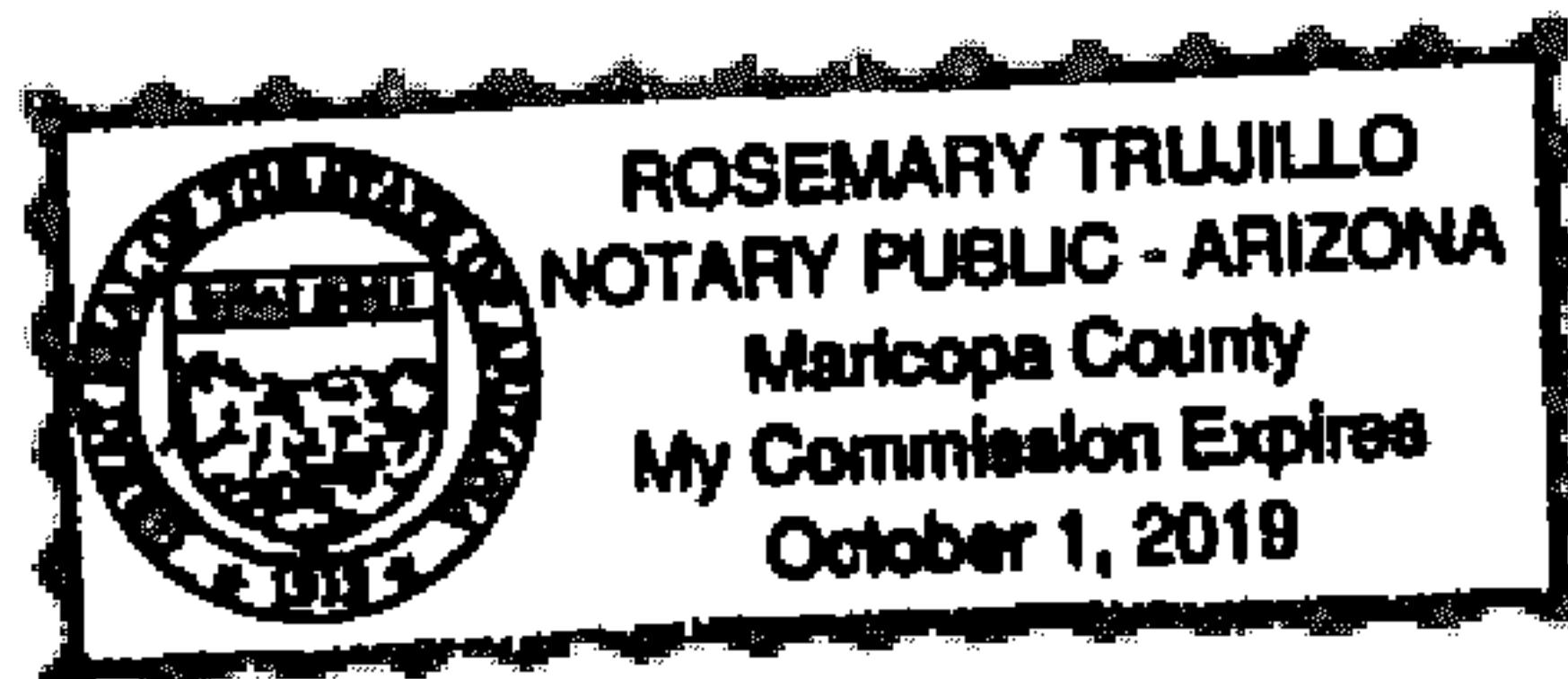
I, the undersigned, a Notary Public, in and for said County, in said State, do hereby certify that Kelly Kohnen Kobylarz whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 27 day of June, 2018.

(SEAL)

Rosemary Trujillo 6/27/18
NOTARY PUBLIC Rosemary Trujillo
My Commission Expires: October 1, 2019

18-010334



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 100 N. Tryon St.
Charlotte, North Carolina
28255

Grantee's Name Bank of America, N.A.
Mailing Address 100 N. Tryon St.
Charlotte, North Carolina
28255

Property Address 119 Autry Dr.
Chelesa, AL 35043

Date of Sale 06/04/2018
Total Purchase Price \$ 96,748.00
or
Actual Value \$
or
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 Bid Instructions
☐ Closing Statement **20180720000259740 07/20/2018 03:21:17 PM DEEDS 3/3**

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 07/20/2018

Print Erica Caver



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Jr., Probate Judge,
County Clerk
Shelby County, AL
07/20/2018 03:21:17 PM
\$22.00 CHARITY
20180720000259740

☐ Unattested

Sign Erica Caver
(Grantor/Grantee/Owner/Agent) circle one

(verified by)