

Send tax notices to:  
Nationstar Mortgage, LLC d/b/a Mr. Cooper  
350 Highland Dr  
Lewisville, TX 75067

STATE OF ALABAMA )  
COUNTY Shelby )

20230403000092130  
04/03/2023 01:13:38 PM  
DEEDS 1/2

**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**, (hereinafter referred to as Grantor), in hand paid by **FEDERAL NATIONAL MORTGAGE ASSOCIATION a/k/a FANNIE MAE** (hereinafter referred to as Grantee), 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:

**PROPERTY LOCATED IN THE CITY OF BIRMINGHAM, COUNTY OF SHELBY,  
STATE OF ALABAMA:**

**LOT 1822, ACCORDING TO THE SURVEY OF EAGLE POINT 18TH SECTOR, AS  
RECORDED IN MAP BOOK 35, PAGE 94 A AND B, IN THE PROBATE OFFICE OF  
SHELBY COUNTY, ALABAMA.**

**Property Street Address for Informational Purposes: 7012 Eagle Point Trail, Birmingham,  
AL 35242**

**TO HAVE AND TO HOLD** unto said Grantee, its successors and assigns, in fee simple, forever.

And Grantor special warrants the title to the said above-described property against the lawful claims of all persons claiming by, through, and under the Grantor, but not otherwise, and Grantor shall warrant and defend the same to the said Grantee, its successors and assigns forever.

Dated this the 23rd day of March, 2023. BANK OF AMERICA, N.A. (BANA)  
3/23/2023  
BY: Tyneria Renee McNillion  
ITS: Assistant Vice President (AVP)

STATE OF TEXAS )  
COUNTY OF DALLAS )

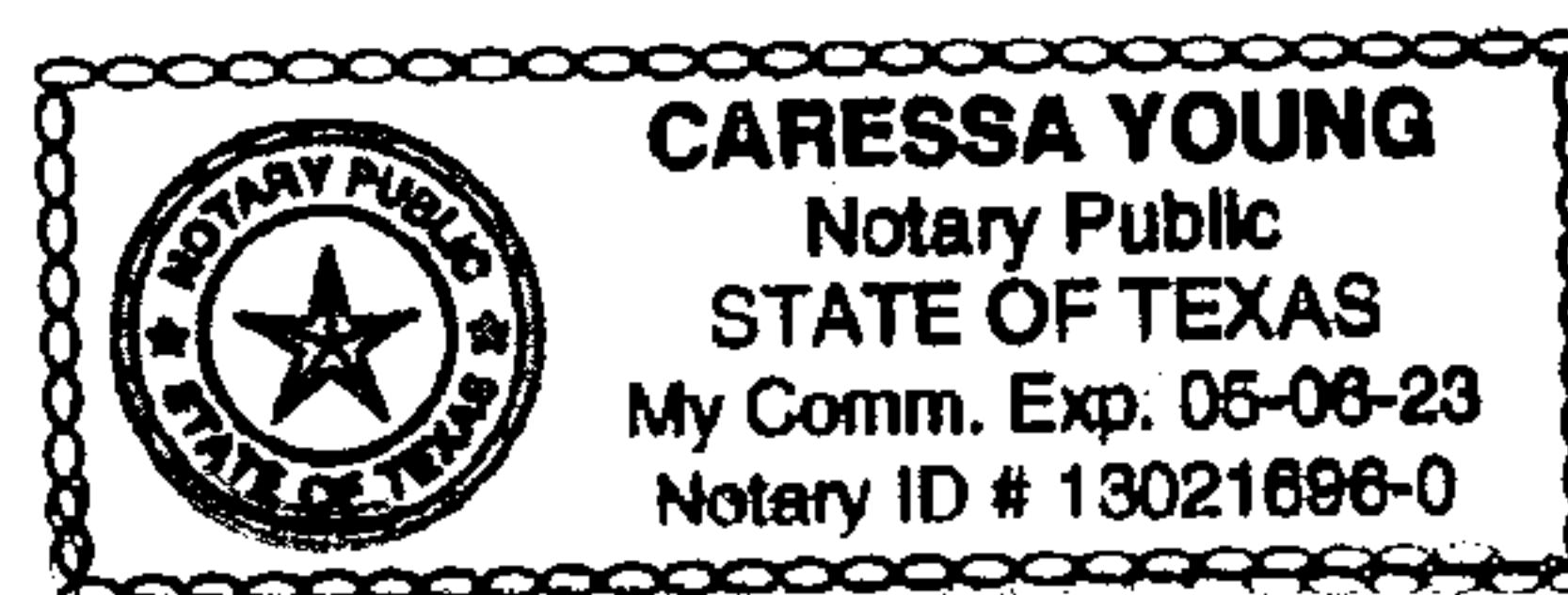
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tyneria Renee McNillion whose name as AVP of BANA, acting in its capacity as AVP, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand and seal, this the 23rd day of March, 2023.

(SEAL)

Caressa Young 03-23-2023  
NOTARY PUBLIC CARESSA YOUNG  
My Commission Expires: 05-06-2023

INSTRUMENT PREPARED BY:  
Jonathan Smothers  
ALBERTELLI LAW  
One Independence Plaza, Suite 416  
Birmingham, AL 35209  
22-005244



**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 P.O. Box 660933  
Dallas, TX 75266

Grantee's Name Federal National Mortgage Association a/k/a Fannie Mae  
 Mailing Address 5600 Granite Pkwy Bldg VII  
Plano, TX 75024

Property Address 7012 Eagle Point Trl  
Birmingham, AL 35242

Date of Sale 09/27/2022  
 Total Purchase Price \$ 364380.53

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other AL Foreclosure Procedure

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 04/03/2023

Print Christopher E Lara

Unattested \_\_\_\_\_

Sign Christopher E. Lara

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/03/2023 01:13:38 PM  
 \$26.00 PAYGE  
 20230403000092130

(verified by)

*Allen S. Bayl*

**Form RT-1**