

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith

Law Offices of F. Wayne Keith PC

120 Bishop Circle

Pelham, Alabama 35124



20130925000385250 1/4 \$45.00
Shelby Cnty Judge of Probate, AL
09/25/2013 09:23:24 AM FILED/CERT

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SPECIAL WARRANTY DEED

Joint tenants with right of survivorship

STATE OF TENNESSEE

COUNTY OF BLOUNT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty Two Thousand and no/100's Dollars (\$22,000.00)** to the undersigned grantor,

Vanderbilt Mortgage and Finance, Inc.

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

David W. Perry and Bethany G. Perry

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the NE 1/4 of NW 1/4 of Section 26, Township 21 South, Range 1 West; thence run South 1 degree 51 minutes East a distance of 447.00 feet to a point on the South right of way line of the Southern Railroad to an iron pin and the Northeast corner of Columbiana Homes, Inc. Housing Project; thence continue South 1 degree 51 minutes East a distance of 791.19 feet to a point on the South right of way line of Alabama Highway No. 70; thence turn an angle of 99 degrees 12 minutes to the left and run along the South right of way line of said Highway, a distance of 246.01 feet to the point of beginning; thence continue in the same direction along the South right of way line of said Highway a distance of 100.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 200.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 100.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 200.00 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to:

- 1. Rights or claims of parties in possession not shown by the public records.**
- 2. Easements or claims thereof, which are not shown by the public records.**
- 3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.**

Shelby County, AL 09/25/2013
State of Alabama
Deed Tax: \$22.00

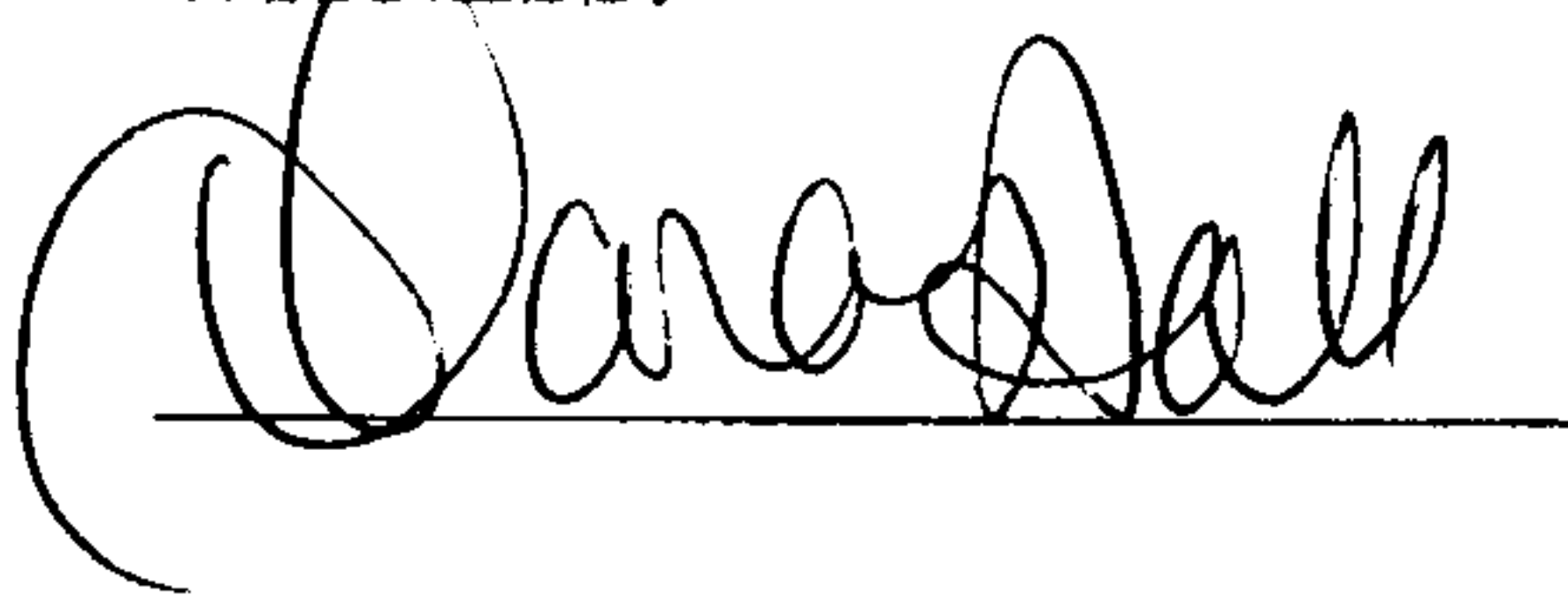
4. Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public record.
5. Ad Valorem taxes for the year 2013 and subsequent years.
6. Municipal improvements, taxes, assessments and fire district dues against subject property, if any.
7. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

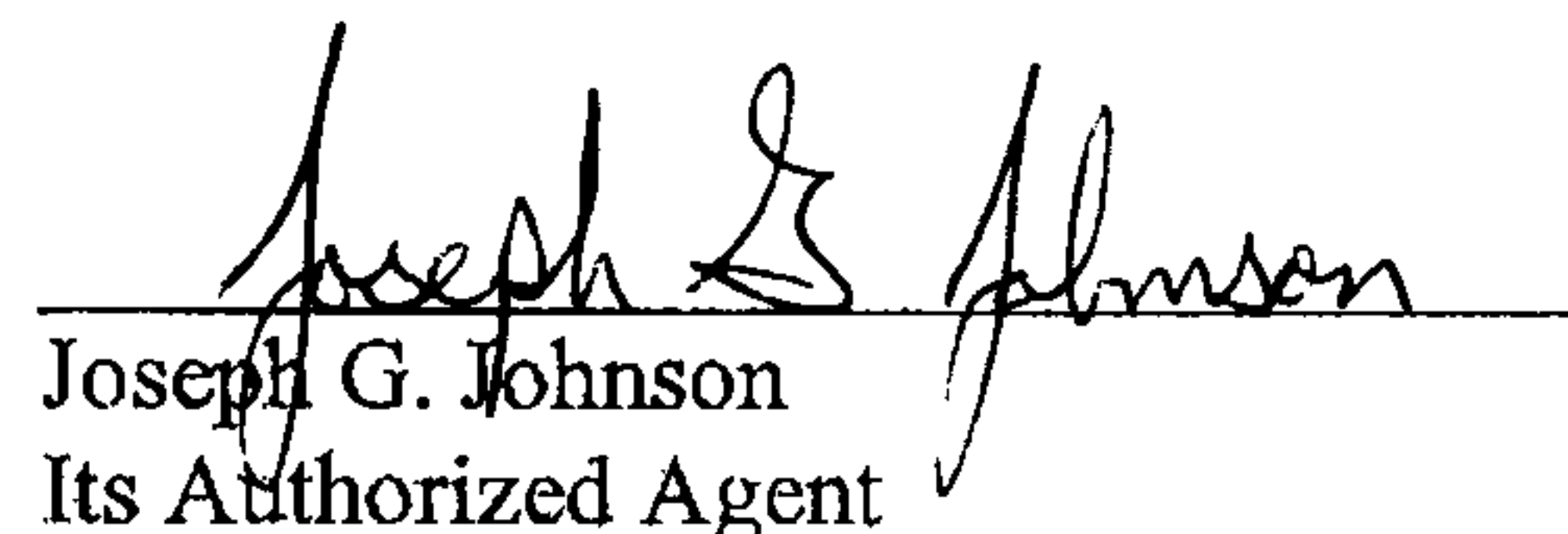
Grantor only warrants title from the time grantor obtained title until the date grantor conveys it's interest in the aforesaid property to grantees.

IN WITNESS WHEREOF, the grantor has hereunto set my hand and seal, this the 18th day of September, 2013.

WITNESS:



Vanderbilt Mortgage and Finance, Inc.

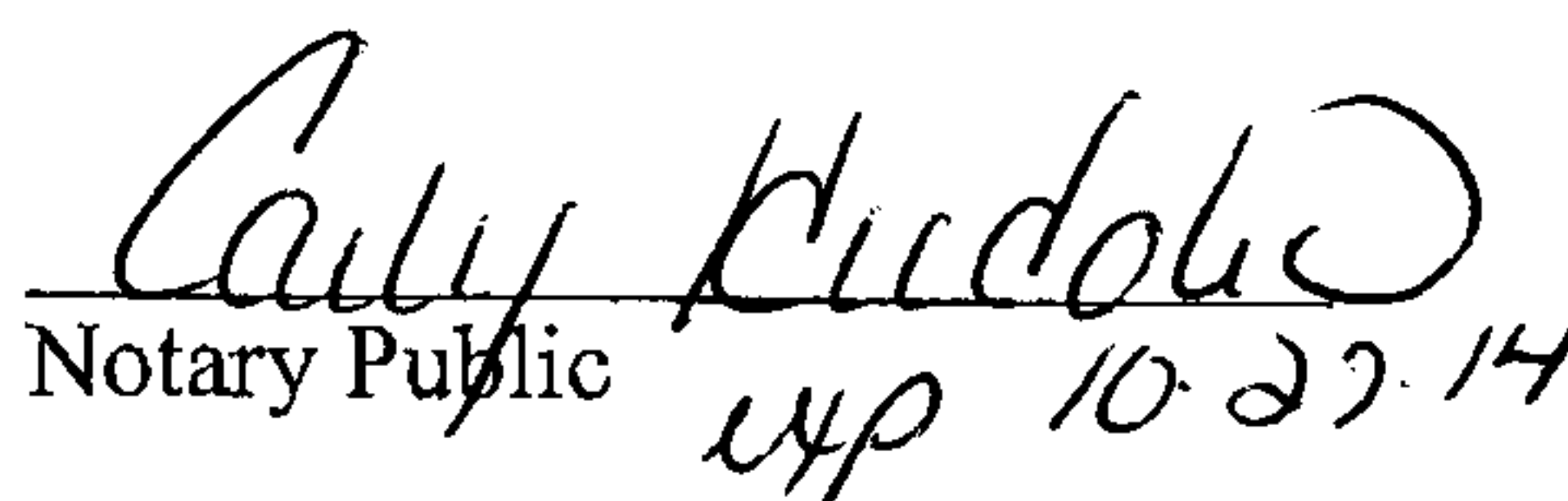
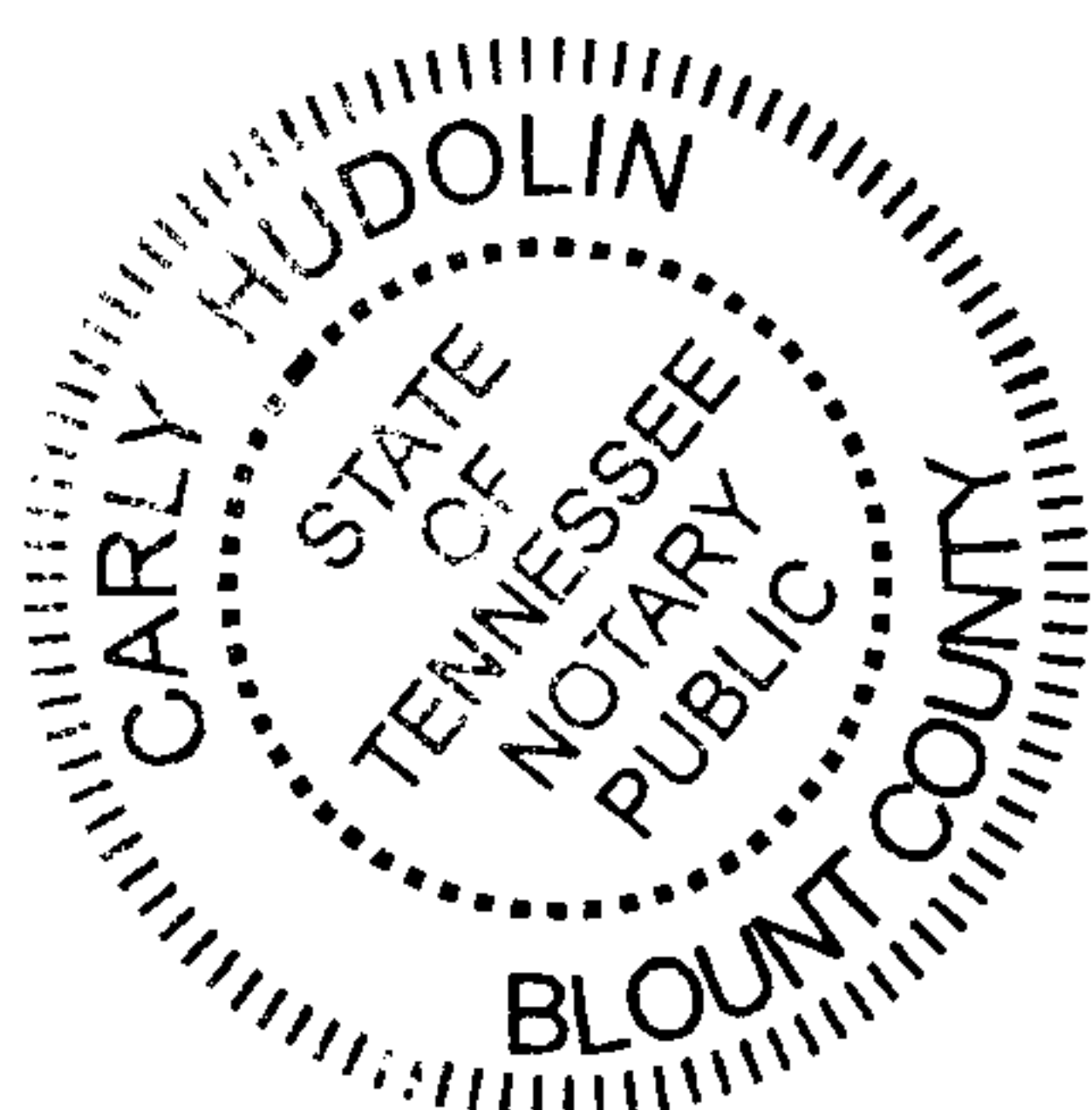


Joseph G. Johnson
Its Authorized Agent


STATE OF TENNESSEE
COUNTY OF BLOUNT

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Joseph G. Johnson, whose name as Authorized Agent of Vanderbilt Mortgage and Finance, Inc. is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such officer executed the same voluntarily and as the act of the corporation on the day the same bears date.

Given under my hand and seal this the 18th day of September, 2013.



Notary Public
14P 10-22-14



20130925000385250 2/4 \$45.00
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SEND TAX NOTICE TO:
David W. Perry
138 Glenstone Drive
Columbiana, Alabama 35051



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: Vanderbilt Mortgage and Finance, Inc.

Mailing Address : 500 Alcoa Trail
Maryville, TN 37804

Grantee's Name: David W. Perry
Bethany G. Perry

Mailing Address: 321 W. College Street
Columbiana, AL 35051

Properly Address: See attached deed for legal

Date of Transfer: September 18, 2013

Total Purchase Price \$22,000.00

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	Appraisal
x	Sales Contract	Other
x	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.

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: September 17, 2013

Vanderbilt Mortgage and Finance, Inc-grantor

Sign Joseph G. Johnson
verified by Joseph G. Johnson
Its Authorized Agent

x

Sign David W. Perry
verified by David W. Perry-grantee

x

Sign Bethany G. Perry
verified by Bethany G. Perry-grantee

x

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