

This instrument was prepared by:
Mike T. Atchison, Attorney
PO Box 822
Columbiana, AL 35051

Send Tax Notice to:

Ivan Mondragon Padilla

246 Whisenhunt Rd
Chelsea, AL 35043

SPECIAL WARRANTY DEED

State of Alabama)
Shelby County)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Sixty Four Thousand Dollars AND 00/100 (\$164,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged **Vanderbilt Mortgage and Finance, Inc.** (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **Ivan Mondragon Padilla** (herein referred to as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached hereto, subject to all matters set forth on Exhibit B, attached hereto.

TO HAVE AND TO HOLD to the said Grantee, their heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor, by its Authorized Agent, who is authorized to execute this conveyance, has hereto set its signature and seal this 19th day of December, 2016.

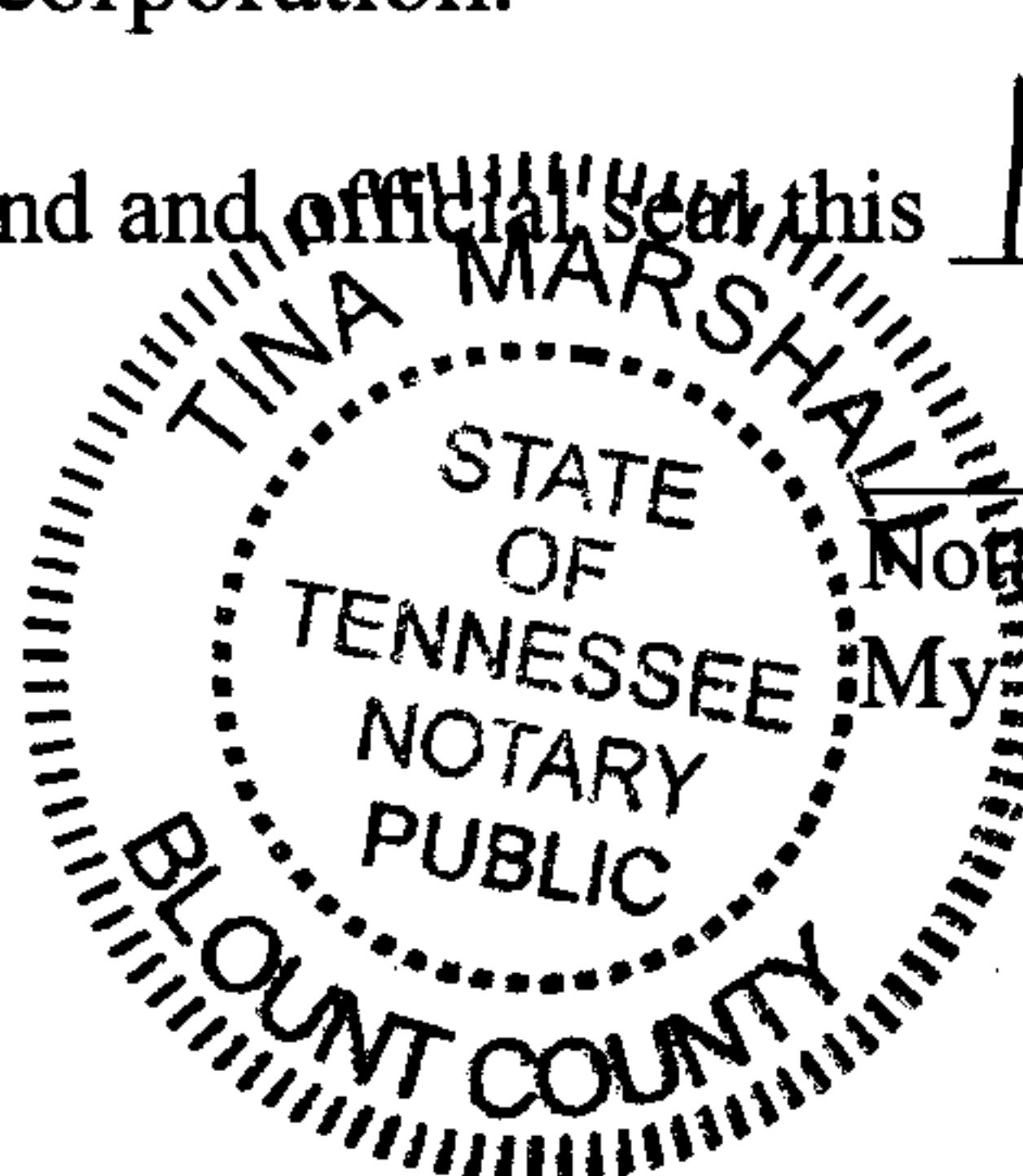
Vanderbilt Mortgage and Finance, Inc.

By: Michael Shelton
As: Authorized Agent

State of Tennessee)
Blount County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael Shelton as Authorized Agent of **Vanderbilt Mortgage and Finance, Inc.**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 19th day of December, 2016.



Tina Marshall
Notary Public

My Commission expires: 12-23-19

Shelby County, AL 12/27/2016
State of Alabama
Deed Tax: \$164.00

EXHIBIT A
Legal Description

A parcel of land located in the Northwest Quarter of the Northeast Quarter of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the southwest corner of the Northwest Quarter of the Northeast Quarter of Section 1, Township 20 South, Range 2 West for the point of beginning; thence run North along the West boundary line of said quarter-quarter section for a distance of 880.21 feet to the South right of way line of Shelby County Highway No. 11; thence turn an angle to the right of 72 degrees 39 minutes 27 seconds and run along said road right of way line for a distance of 343.71 feet; thence turn an angle to the right of 107 degrees 33 minutes 40 seconds and run 659.31 feet; thence turn an angle to the right of 90 degrees 17 minutes 06 seconds and run 262.43 feet; thence turn an angle to the left of 89 degrees 59 minutes 30 seconds and run 326.41 feet to the North right of way line of Hodgens Road (a dirt road); thence turn an angle to the right of 90 degrees 10 minutes 30 seconds and run West along said road for a distance of 60.23 feet to the point of beginning.




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EXHIBIT B

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real estate;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real estate, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real estate.


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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.	Grantee's Name	Ivan Mondragon Padilla
Mailing Address	500 Alcoa Trail Maryville, TN 37804	Mailing Address	<u>246 Whismont Rd</u> <u>Chelsea, AL 35043</u>
Property Address	203 Hodgins Road Chelsea, AL 35043	Date of Sale	December 20, 2016
		Total Purchase Price	\$165,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 December 16, 2016

Unattested

(verified by)

Print VANDERBILT MORTGAGE AND FINANCE, INC.

Sign

(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1