

This instrument was prepared by:

Mitchell A. Spears

Attorney at Law

P. O. Box 119

Montevallo, AL 35115

205/665-5076

Send Tax Notice to:

(Name) James Blackmon

(Address) 25 County Road 1012

Montevallo, AL 35115

Special Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **SIXTEEN THOUSAND FIVE HUNDRED DOLLARS AND 00/100 (\$16,500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **VANDERBILT MORTGAGE AND FINANCE, INC., a Tennessee Corporation** (herein referred to as grantor) grant, bargain, sell and convey unto **James Blackmon and Micheal Blackmon**, as joint tenants, and upon the death of either of them, to the survivor of them, in fee simple (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:


Commence at the Northeast corner of said Lot 5-A, thence run southeasterly along the southwesterly right of way line of Brickyard Road for 125.11 feet to the point of beginning; thence continue along same line for 121.59 feet; thence turn 115 degrees 33 minutes 46 seconds to the right and run westerly for 365.27 feet; thence turn 91 degrees 12 minutes 30 seconds to the right and run northerly for 77.51 feet; thence turn 82 degrees 53 minutes 07 seconds to the right and run northeasterly for 312.83 feet to the point of beginning. According to the Map and Survey of L.E. Shaw of the Town of Aldrich, as recorded in Map Book 3, Page 49, Probate Office of Shelby County, Alabama.

SUBJECT TO:

- All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
- Taxes for 2012 and subsequent years.
- Transmission line permits to Alabama Power Company recorded in Deed Book 101, Page 131; Deed Book 129, Page 524; Deed Book 184, Page 410 and Deed Book 186, Page 186.
- All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated February 7, 2012 and recorded February 9, 2012 at 02:17:40 PM, in Instrument #20120209000049240, in the Probate Office of Shelby County, Alabama under and in accordance with the laws of the State of Alabama or the United States of America.

The property hereinabove described is sold "as is", and Grantor only warrants title from the time Grantor obtained title until the Grantor conveys its interest in the aforesaid property to the Grantee.

Shelby County, AL 08/01/2012
State of Alabama
Deed Tax: \$16.50


20120801000279550 1/3 \$34.50
Shelby Cnty Judge of Probate, AL
08/01/2012 09:39:21 AM FILED/CERT

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 2nd day of July, 2012.

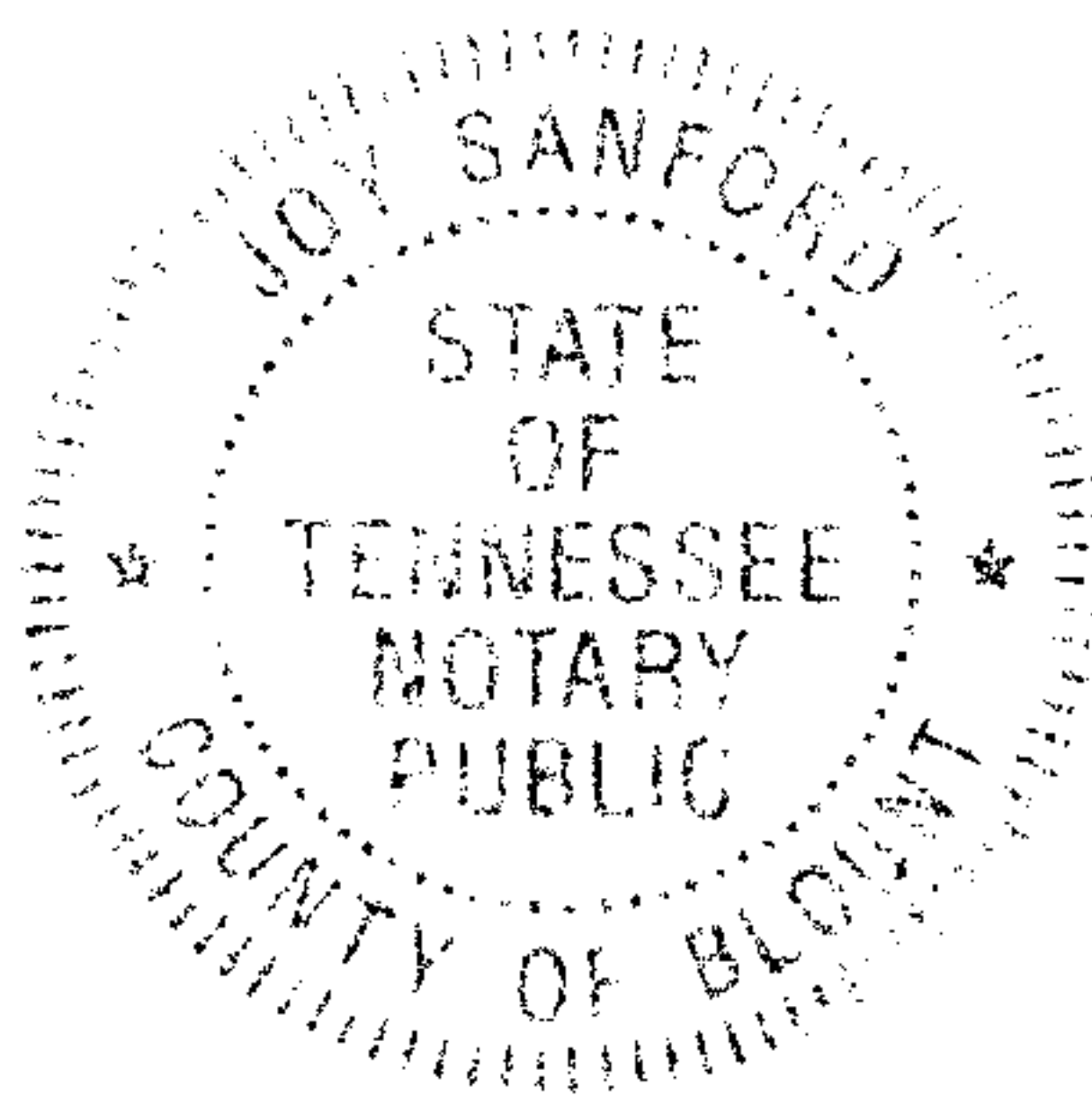
**Vanderbilt Mortgage
And Finance, Inc.**

Joseph G. Johnson
(Seal)
By: Joseph G. Johnson
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF BLOUNT

I, the undersigned authority, 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 on this day that, being informed of the contents of the conveyance, he/she, as such agent and with full authority, executed the same voluntarily for and as the act of said Company.

Given under my hand and official seal, this the 2nd day of July, 2012.



Joy Sanford
Notary Public
My Commission Expires: 10/27/14

20120801000279550 2/3 \$34.50
Shelby Cnty Judge of Probate, AL
08/01/2012 09:39:21 AM FILED/CERT

Real Estate Sales Validation Form

Form RT-1

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 James Blackmon &
Michael Blackmon
Mailing Address 25 County Rd. 1012
Montevallo, AL 35115

Property Address 287 County Rd 223
Montevallo, AL 35115

Date of Sale July 27, 2012
Total Purchase Price \$ 16,500.00
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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other _____

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 07/31/12


Print James Blackmon

Unattested Mitchell A. Spears
(verified by)

Sign James Blackmon
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA)
COUNT OF SHELBY)

Sworn to and subscribed before me this the 31st day of July, 2012.


20120801000279550 3/3 \$34.50
Shelby Cnty Judge of Probate, AL
08/01/2012 09:39:21 AM FILED/CERT

Notary Public
My commission expires: 8/13/13