

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
NEWSOME LAW, L.L.C.
P.O. Box 382753
Birmingham, Alabama 35238

STATE OF ALABAMA)
)
SHELBY COUNTY) **SPECIAL WARRANTY DEED**

That in consideration of TEN DOLLARS (\$10.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned FRONTIER BANK, a bank organized under the laws of the State of Alabama (hereinafter called the Grantor), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto TYSON C. TRYON AND TARA W. TRYON, Husband and Wife, (hereinafter referred to as Grantee), with joint right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 10 and 11, according to the Survey of Valley Grande Farms, as recorded in Map Book 40, Page 55, in the Probate Office of Shelby County, Alabama.


This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama*.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located. This property is being sold without warrant of recourse, expressed or implied as to title, use and/or enjoyment and is being sold subject to the right of redemption of all parties entitled thereto.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto TYSON C. TRYON AND TARA W. TRYON, with joint right of survivorship, their successors, heirs and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantees death, the entire interest in fee simple shall past to the successors, heirs and assigns of the Grantee. This conveyance is made under the

Shelby County, AL 10/02/2012
State of Alabama
Deed Tax:\$8.00


20121002000374990 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
10/02/2012 09:52:40 AM FILED/CERT

express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, FRONTIER BANK, a bank organized under the laws of the State of Alabama, has caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the 27th day of September, 2012.

FRONTIER BANK

By: *John Robinson*
Its: *Sub Frontier Bank*

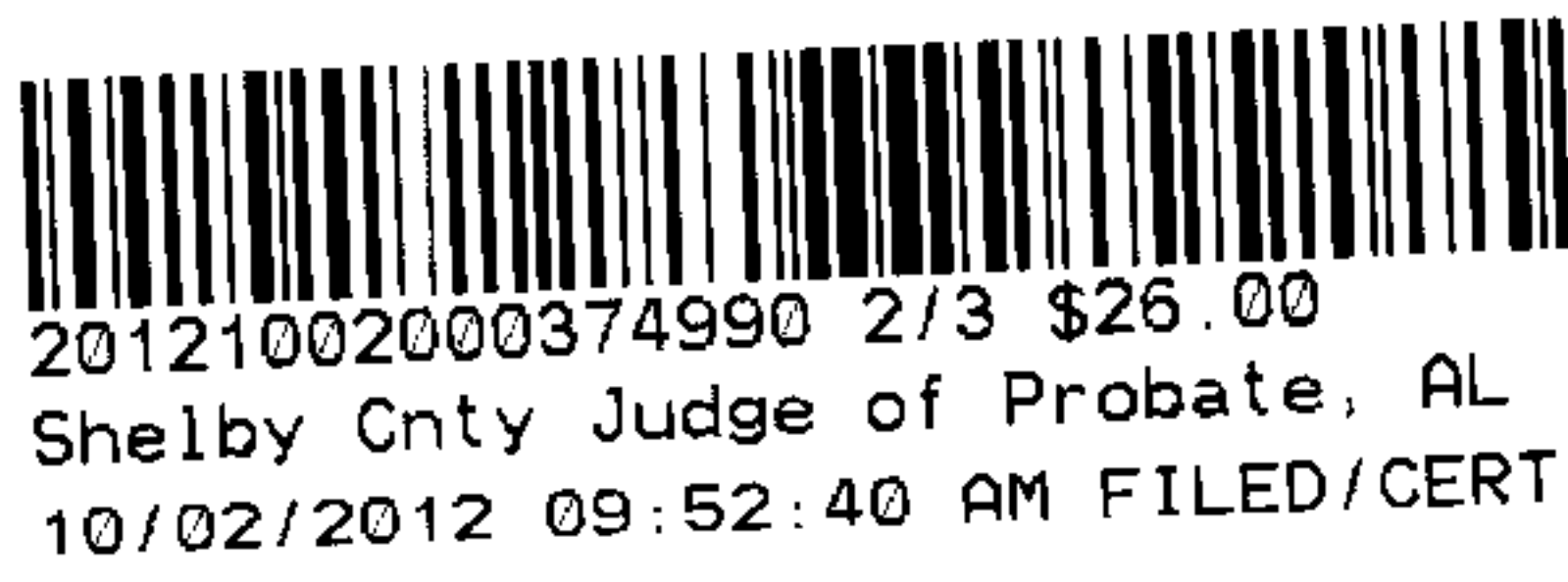
STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that John Robinson, whose name as Vice President of Frontier Bank is signed to the foregoing special warranty deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27th day of September, 2012..

[Signature]
Notary Public

My commission expires: 9/27/12



Real Estate Sales Validation Form

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

Grantor's Name Frontier Bank
Mailing Address 16863 U.S. Highway 280
Chelsea, AL 35043

Grantee's Name Tyson & Tara Tryon
Mailing Address 341 Shoshone Drive
Montevallo, AL 35606

Property Address Lots 10 & 11, Survey of Valley Grande
Map Book 40 Page 55
Montevallo, AL 35115


Date of Sale 9/27/2012
Total Purchase Price \$ 40,000.00

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)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


20121002000374990 3/3 \$26.00
Shelby Cnty Judge of Probate, AL
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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).

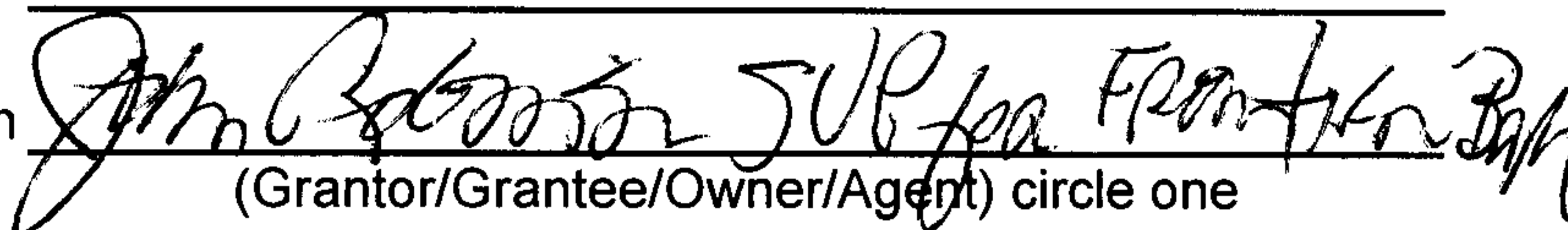
Date 9/27/2012

Print John Robinson, Senior Vice President, Frontier Bank

☐ Unattested

(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one

Form RT-1