


This Instrument Was Prepared By:
Matthew Q. Tompkins
ROSEN HARWOOD, P.A.
2200 JACK WARNER PARKWAY Suite 200
Tuscaloosa, Alabama 35401


20121107000429300 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
11/07/2012 04:00:32 PM FILED/CERT

THE STATE OF ALABAMA

COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of other good and valuable consideration and the further sum of Ten and no/100 Dollars, to the undersigned Grantor, VANDERBILT MORTGAGE AND FINANCE, INC. (hereinafter the Grantor), in hand paid by Grantee herein, the receipt whereof is acknowledged, the Grantor by these presents, grants, bargains, sells and conveys unto KARAN ELIZABETH HURST (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN
BY REFERENCE AS IF SET OUT FULLY AT THIS POINT.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

This conveyance is hereby made subject to rights of redemption as created by that certain mortgage foreclosure deed as recorded as Instrument 201220329000107970 in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity, of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

Shelby County, AL 11/07/2012
State of Alabama
Deed Tax: \$1.00

TO HAVE AND TO HOLD all and singular, the above mentioned and described premises, together with the appurtenances, unto the said Grantee, her heirs and assigns forever.

Grantor make no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that Grantor has neither conveyed nor permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor.

IN WITNESS WHEREOF, the said VANDERBILT MORTGAGE AND FINANCE, INC., has hereunto set its signature by Simon Hughes, vice president of operations, its duly authorized on this the 10th day of October, 2012.

VANDERBILT MORTGAGE AND
FINANCE, INC.

BY: Simon Hughes
Its vice president of operations

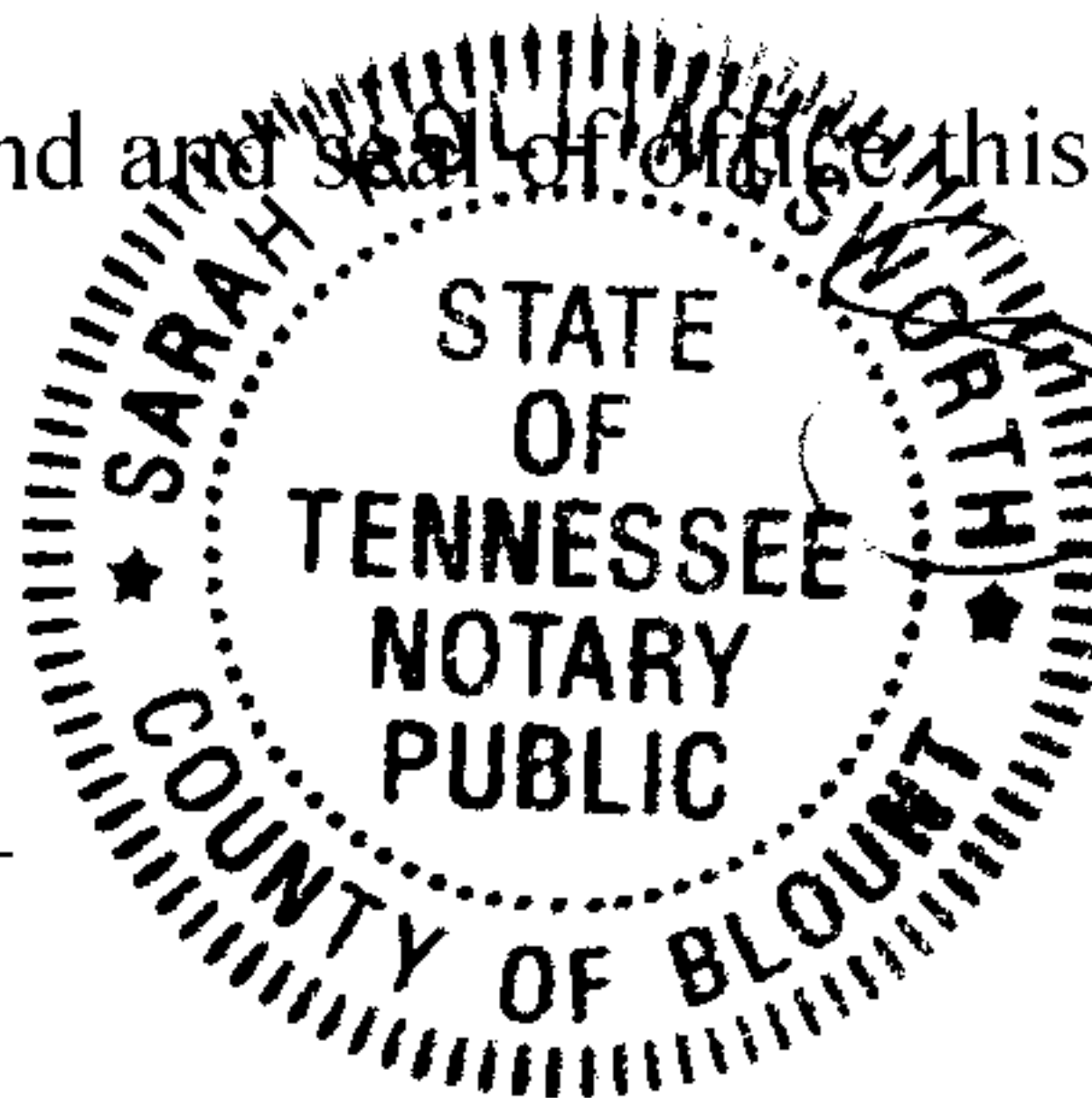
THE STATE OF Tennessee
COUNTY OF Blount

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Simon Hughes, whose name as vice president of operations 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 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 seal of office this 10 day of October, 2012.

My Commission Expires:

4.30.14



[Signature]
Notary Public

20121107000429300 2/4 \$22.00
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EXHIBIT "A"

Commence at the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 8, Township 22 South, Range 3 West, thence S 00°00'04" E and along the East line of said 1/4 - 1/4 Section 179.89 feet; thence S 20°23'28" W and run 143.49 feet; thence S 13°56'06" W and run 102.69 feet; thence N 65°57'29" W 311.68 feet to the Point of Beginning; thence S 84°49'42" W and run 292.42 feet; thence N 15°34'00" E and run 78.14 feet; thence N 85°53'43" W and run 547.65 feet; thence N 0°18'27" E and run 49.18 feet; thence N 04°37'13" W and run 92.28 feet; thence N 02°12'37" E and run 112.76 feet; thence N 36°11'48" E and run 16.40 feet; thence N 36°11'27" E and run 81.72 feet; thence S 86°58'36" E and run 74.87 feet; thence N 87°51'40" E and run 634.98 feet; thence S 0°00'00" W and run 252.36 feet; thence S 15°26'39" E and run 195.59 feet to the Point of Beginning.

Together with the following easement for ingress and egress.

A thirty (30) foot easement for ingress and egress being more particularly described as follows: Commence at an axle marking the NE corner of the NE 1/4 of NW 1/4 of Section 8, T-22-S, R-3-W, South 00 degrees 29 minutes 31 seconds East 180.04 feet along the East line of said forty to a 5/8" rebar, thence leaving said forty line South 20 degrees 09 minutes 19 seconds West 143.13 feet to a 5/8" rebar on the Westerly right of way to Shelby County Highway #17 (80 foot right of way), thence South 13 degrees 37 minutes 41 seconds West 102.72 feet along said right of way to a 1/2" rebar capped (Moore CA0243), said point being the point of beginning, being 30 feet Northeast of the following described line, leaving said right of way North 66 degrees 15 minutes 26 seconds West 311.71 feet to a 1/2" rebar capped (Moore CA0243) and the end of said easement.

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
Mailing Address Finance, Inc.
500 Alcoa Trail
Maryville, TN 37804

Grantee's Name Karan Elizabeth Hurst
Mailing Address 98 Pintaro Drive
Montevallo, AL 35115

Property Address 98 Pintaro Drive
Montevallo, AL 35115

Date of Sale 10-12-12
Total Purchase Price \$ 74,900

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 _____

Print Karan Elizabeth Hurst

Unattested

Sign Karan Elizabeth Hurst

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

