

This instrument was prepared by:  
The Burdette Law Firm P.C.  
113 Glenn Ave  
Trussville, AL 35173

Send Tax Notice To: James Ray Ingram  
6190 Highway 61  
Wilsonville, AL 35186

8020812

SPECIAL WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

20130219000069100 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
02/19/2013 08:59:24 AM FILED/CERT

That in consideration of Thirty Nine Thousand Nine Hundred Dollars and Zero Cents (\$39,900.00) to the undersigned grantor, **Vanderbilt Mortgage and Finance, Inc.**, a Corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **James Ray Ingram** (herein referred to as GRANTEE) in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama to-wit:

Commence at a 3/8" rebar on the Southeasterly R/W of Shelby County Road #61 (80' R/W) marking the NE corner of Lot (9) of Lay Lake Farm Estates, as recorded in Map Book 9, Page 178, in the Probate Office of Shelby County, Alabama, and located in Section 22, T-21-S, R-1-E, thence leaving said R/W and along the East line of said Lot (9) S 01°39'32" W 656.31' to a 1/2" rebar capped (S. H. Gay), said point being the point of beginning, thence S 01°42'22" W 218.89' to a 3/8" rebar at a fence, thence N 71°51'42" W 238.84' to a 5/8" rod with a plate on the Easterly R/W of a gravel road, thence N 00°47'25" E 156.44' along said gravel road to a 1/2" rebar capped (RWS #21784), thence leaving said gravel road S 87°02'09" E 231.64' to the point of beginning, containing 0.99 acres more or less.

Also a 30.00 feet wife Easement for Ingress and Egress

Existing Gravel Road located on the East side of Lot 9, Lay Lake Farm Estates as recorded in Map Book 9, Page 178, Shelby County Alabama, more particularly described as follows:

Commence at the Northeast corner of Lot 9, Lay Lake Farm Estates as recorded in Map Book 9, Page 178, Shelby County Alabama; thence run Southerly along the East line of Lot 9 a distance of 656.25 feet; thence turn an angle right and run Southwesterly along the South line of the James Ray Ingram lot a distance of 30 feet; thence turn right and run in a Northerly direction 656.25 feet to the North line of said Lot 9; thence run in a Northeasterly direction along said North line a distance of 30 feet to the point of beginning; all being located in Section 22, T-21-S, R-1-E, Shelby County Alabama.

\$42,381.96 of the consideration herein is derived from a purchase money mortgage closed simultaneously herewith.

IN WITNESS WHEREOF, the said GRANTOR, by Michael Shelton, Authorized Agent, who is authorized to execute this conveyance, with full authority, has hereto set its signature and seal, this the 1st day of February, 2013.

ATTEST:

[Signature]

STATE OF Tennessee

Vanderbilt Mortgage and Finance, Inc

By:

[Signature]

Michael Shelton  
Authorized Agent

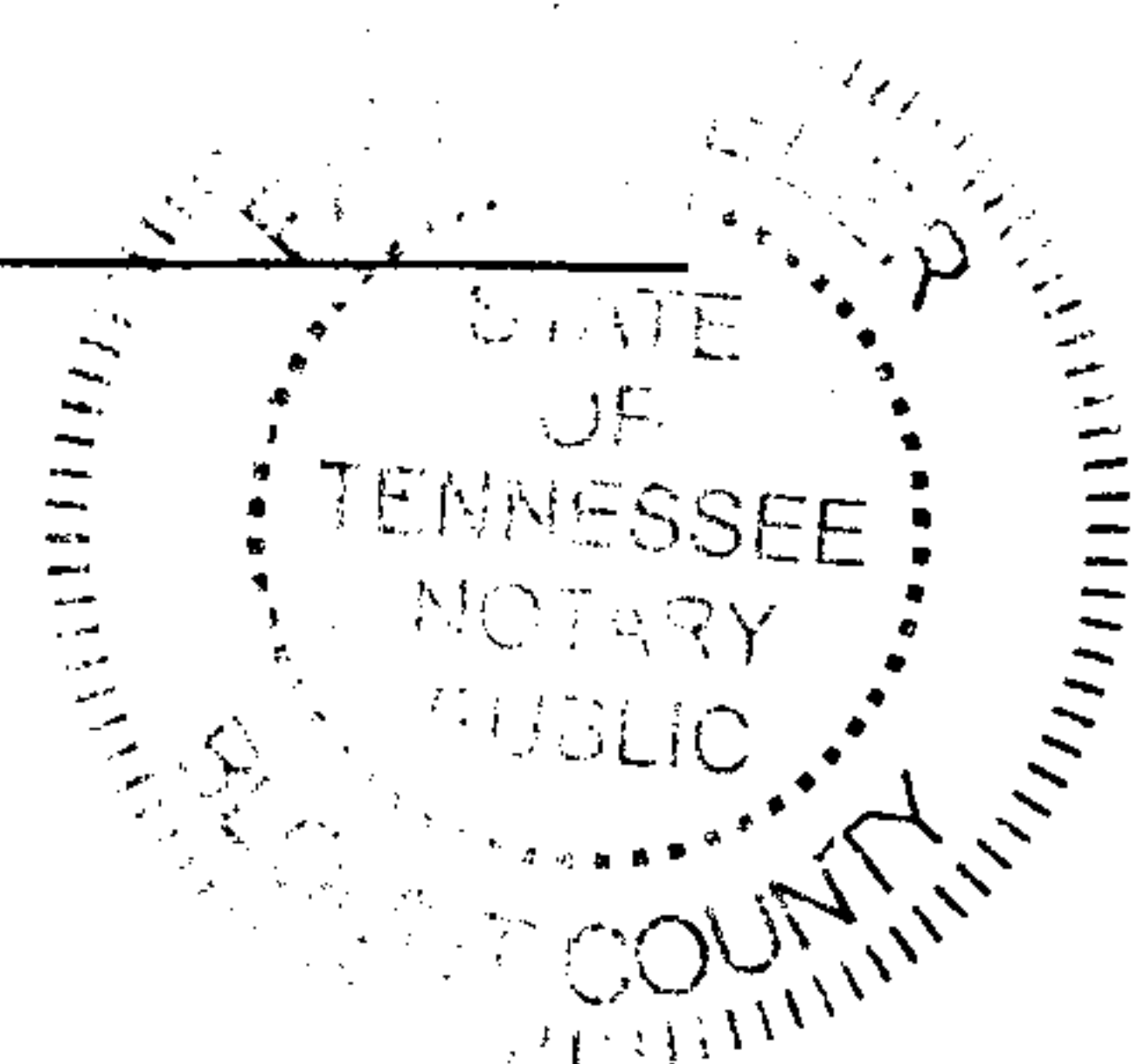
COUNTY OF Blount

I, the undersigned, a Notary Public in and for the said County in said State, hereby certify that Michael Shelton whose name as Authorized Agent of Vanderbilt Mortgage and Finance, Inc, a corporation, 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 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 the 1st day of February, 2013.

[Signature]  
Notary Public

My Commission Expires: 7-29-2015



## 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, Tennessee 35186  
Property Address 6190 Highway 61  
Wilsonville, Alabama 35186

Grantee's Name James Ray Ingram  
Mailing Address 6190 Highway 61  
Wilsonville, Alabama 35186

Date of Sale February 01, 2013  
Total Purchase Price \$39,900.00  
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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☒ 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 February 04, 2013

Print Jessica C Pugh

Unattested

Sign

(verified by)

Jessica C Pugh  
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1