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17.00
22.00

This instrument was prepared by:
L. Brooks Burdette
Without opinion
The Burdette Law Firm P.C.
113 Glenn Ave
Trussville, AL 35173

Send Tax Notice To: Francis Richard Drovie, III
158 Maylene Drive
Maylene, AL 35114

SPECIAL WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of **One Hundred One Thousand Nine Hundred Sixteen Dollars and Thirty Eight Cents (\$101,916.38)** 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 **Francis Richard Drovie, III** (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:

Lot 8 of the George F. Peters Map

Lying in the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 21 South, Range 3 West, Shelby County, Alabama, and containing 0.64 acres more or less, as recorded in the Office of the Judge of Probate, Shelby County, Alabama.

According to the Survey by Frank B. Garrett Jr. Ala. Lic. #9500 dated October 5, 2012

INCLUDING a security interest in one (1) 2008 Southern Energy manufactured home, Serial No. DSEAL18810ABC.

Subject to easements, reservations and restrictions at record.

A purchase money mortgage in the amount of \$96,532.92 closed simultaneously herewith.

IN WITNESS WHEREOF, the said GRANTOR, by Simon Hughes its, VP of Operations who is authorized to execute this conveyance, with full authority, has hereto set its signature and seal, this the 26 day of December, 2013.

Vanderbilt Mortgage and Finance, Inc

By: _____

STATE OF

TN

COUNTY OF

Blount

I, the undersigned, a Notary Public in and for the said County in said State, hereby certify that Simon Hughes whose name as VP of Operations 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.

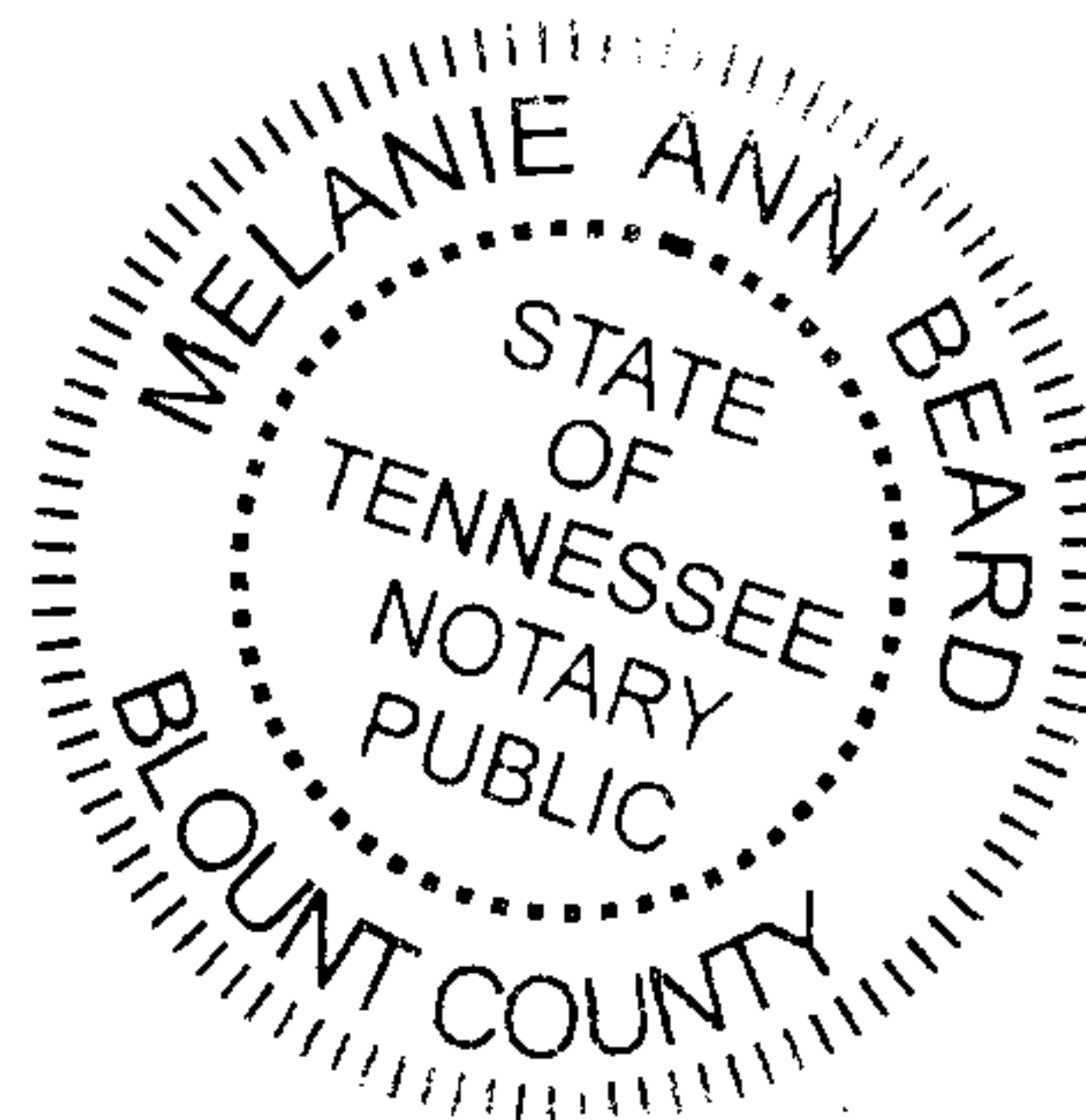
Given under my hand and official seal, this the 26 day of December, 2013.

Melanie Ann Beard
Notary Public

My Commission Expires: May 22, 2017

20140103000003470 1/2 \$22.50
Shelby Cnty Judge of Probate, AL
01/03/2014 12:18:59 PM FILED/CERT

Shelby County, AL 01/03/2014
State of Alabama
Deed Tax: \$5.50



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	Francis Richard Drovie III
Mailing Address	500 Alcoa Trail Maryville, Tennessee 35114	Mailing Address	218 Cambrian Ridge TR Pelham, Alabama 35124
Property Address	158 Maylene Drive Maylene, Alabama 35114	Date of Sale	December 31, 2013
		Total Purchase Price	\$101,916.38
		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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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 January 02, 2014

Print Jessica C Pugh

Unattested

(verified by)

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

20140103000003470 2/2 \$22.50
Shelby Cnty Judge of Probate, AL
01/03/2014 12:18:59 PM FILED/CERT

Form RT-1