


SEND TAX NOTICE TO:  
JONATHAN LARK  
124 KENTWOOD TERRACE  
ALABASTER, AL 35007

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA  
Shelby COUNTY

  
20140502000131230 1/2 \$53.00  
Shelby Cnty Judge of Probate, AL  
05/02/2014 02:03:17 PM FILED/CERT

Know All Men by These Presents: That for and in consideration of **One Hundred Eighty Thousand and 00/100 (\$180,000)** in hand paid to the undersigned **BRANCH BANKING AND TRUST COMPANY**, hereinafter referred to as "Grantor") by **JONATHAN LARK**, hereinafter referred to as GRANTEE(S), I the said Grantor do hereby grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in County of Shelby State of Alabama, to-wit:

**LOT 145, ACCORDING TO THE SURVEY OF KENTWOOD THIRD ADDITION PHASE TWO, AS RECORDED IN MAP BOOK 19, PAGE 167, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**\$144,000.00** of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

**ANY AND ALL OUTSTANDING RIGHTS OF REDEMPTION RESULTING FROM THAT FORECLOSURE DEED DATED JANUARY 31, 2014 AND FILED OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, IN INST. NO. 20140207000035240.**


Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

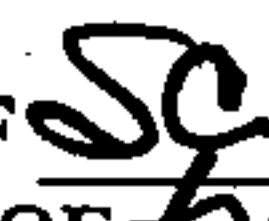

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD to Grantee, their heirs and assigns forever.

In Witness Whereof, I/we have hereunto set our hand(s) and seal(s), this the 30th day of April, 2014.

BRANCH BANKING AND TRUST COMPANY.

BY:   
TONY L. SMITH, AVP

STATE OF   
COUNTY OF 

I, the undersigned authority, a Notary Public in and for said State, hereby certify that TONY L. SMITH, AVP OF BRANCH BANKING AND TRUST COMPANY 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 seal of office this  day of April, 2014

  
NOTARY PUBLIC

My commission expires: 

THIS INSTRUMENT PREPARED BY:  
THE SNODDY LAW FIRM, LLC  
2105 DEVEREUX CIRCLE, SUITE 101  
BIRMINGHAM, ALABAMA 35243

SLF 14-119

Shelby County, AL 05/02/2014  
State of Alabama  
Deed Tax: \$36.00

Real Estate Sales Validation Form

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

Grantor's Name	BRANCH BANKING AND TRUST COMPANY	Grantee's Name	JONATHAN LARK
Mailing Address:	301 COLLEGE STREET GREENVILLE, SC 29601	Mailing Address:	124 KENTWOOD TERRACE ALABASTER, AL 35007
Property Address	124 KENTWOOD TERRACE ALABASTER, AL 35007	Date of Sale:	April 30, 2014
		Total Purchaser Price	\$180000.00
		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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date 4-25-14

Print Tony L. Smith

Unattested \_\_\_\_\_

Sign Tony L. Smith

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

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