

20140623000189080 1/3 \$29.50
Shelby Cnty Judge of Probate, AL
06/23/2014 11:23:16 AM FILED/CERT

SEND TAX NOTICE TO:

Mark Siler
142 Ivy Trace
Calera, AL 35040

**SPECIAL
WARRANTY DEED**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Nine Thousand Two Hundred and Fifty Dollars and 00/100s Dollars (\$9,250.00)** the amount of which can be verified by the SALES CONTRACT to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Citizens Trust Bank** whose mailing address is 75 Piedmont Avenue NE Atlanta GA 30303 herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Mark Siler** whose mailing address is 142 Ivy Trace Calera, AL 35040 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama and having a property address known as 241 Ridgely Road, Calera, Alabama 35040, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

To Have and To Hold to said grantee, his, her or their heirs and assigns forever.

Grantor makes no warrant or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that Grantor has neither permitted or suffered any lien, encumbrances or adverse claim to the property described herein since the date of the acquisition thereof by Grantor.

Note; \$ - 0 - of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Shelby County, AL 06/23/2014
State of Alabama
Deed Tax: \$9.50

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30 day of May, 2014.

CITIZENS TRUST BANK

By: 

Its: Vice President

STATE OF Georgia

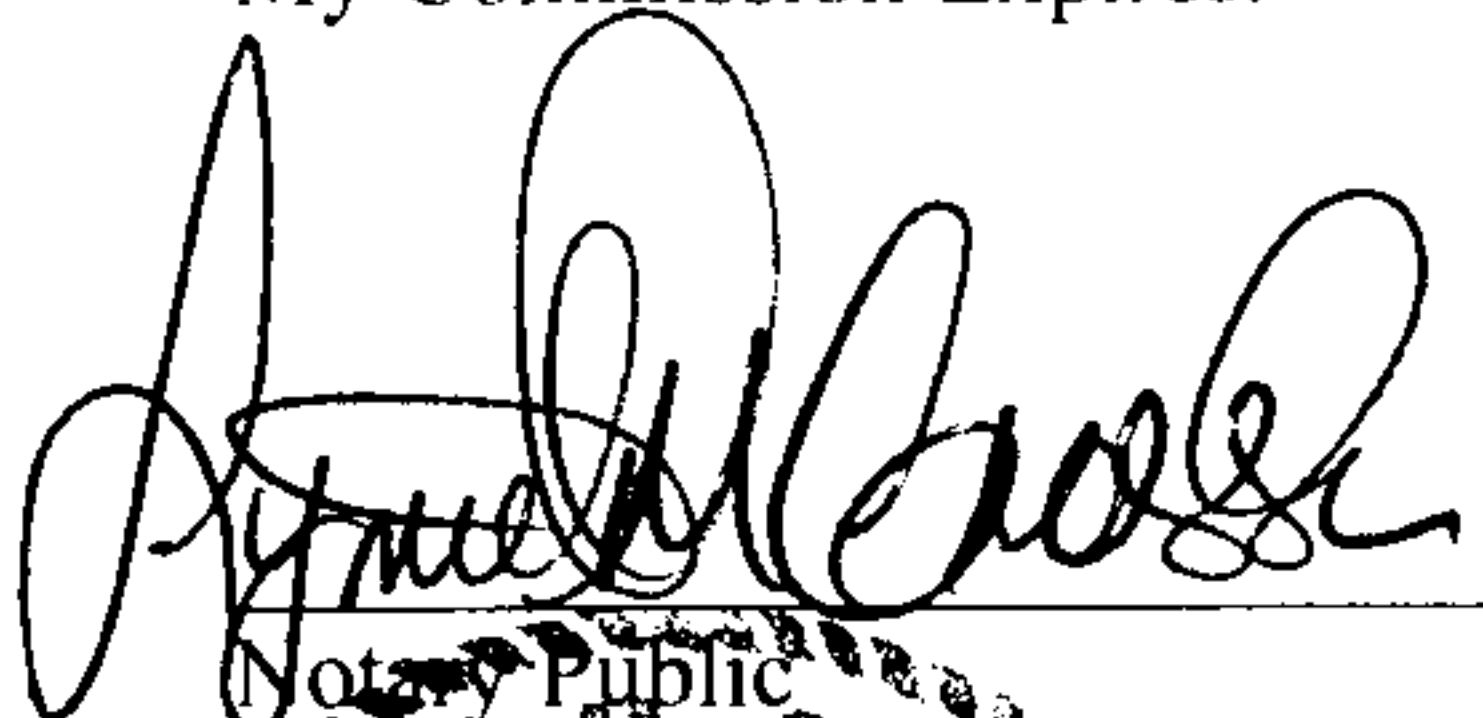
DeKalb County

SS:

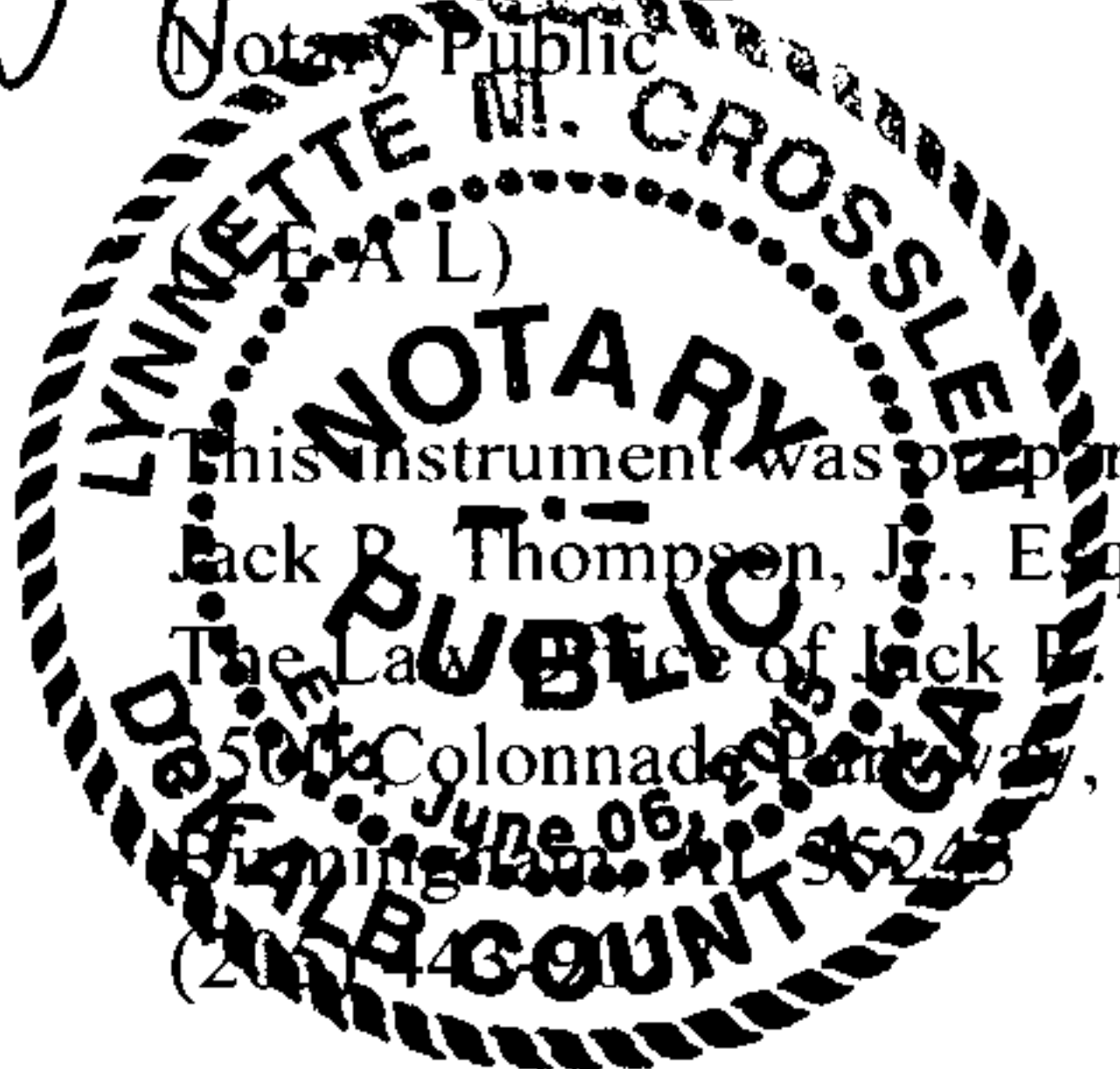
I, Lynnette Crosslen a Notary Public in and for said county in said state, hereby certify that Chris T. Sones, of ~~Housing Opportunity Partners REO, LLC~~ whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he in his capacity as VP executed the same voluntarily and with full authority on behalf of the Company.

WITNESS my hand and official seal in the county and state aforesaid this the 30th day of May, 2014.

My Commission Expires:



Notary Public



This instrument was prepared by:

Jack R. Thompson, Jr., Esq.

The Law Office of Jack R. Thompson, Jr., LLC

8500 Colonnade Parkway, Ste 350

Atlanta, Georgia 30328

(201) 444-3624



20140623000189080 2/3 \$29.50
Shelby Cnty Judge of Probate, AL
06/23/2014 11:23:16 AM FILED/CERT

EXHIBIT "A"

A parcel of land being situated in the SW 1/4 of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama, and being more particularly described as follows:

Begin at a found capped rebar stamped Parks, said corner also being the SE corner of Lot 36 of Ridgecrest Subdivision Phase One, Sector Two, as recorded in Map Book 37, Page 43, in the Office of the Judge of Probate, Shelby County, Alabama, and run in a Southwesterly direction along the Southernmost boundary line of said Ridgecrest Subdivision for a distance of 209.14 feet to a capped rebar stamped Parks; thence turn an interior angle to the right of 198°22'53" and run in a Northwesterly direction along said Southernmost boundary line for a distance of 170.55 feet to a set capped rebar stamped GSA CA-560-LS; thence turn an interior angle to the right of 155°12'07" and run in a Southwesterly direction along said Southernmost boundary line for a distance of 30.21 feet to a set capped rebar stamped GSA CA-560-LS; thence leaving said Southernmost boundary line turn an interior angle to the right of 104°40'05" and run in a Southeasterly direction for a distance of 162.28 feet to a found capped rebar stamped LS#17522, said point also being on the Northernmost right of way line of Ridgely Road (60' R.O.W.); thence turn an interior angle to the right of 81°43'50" and run in a Northeasterly direction along said Northernmost right of way line for a distance of 501.39 feet to a found capped rebar stamped LS#17522; thence leaving said Northernmost right of way line turn an interior angle to the right of 105°45'11" and run in a Northerly direction for a distance of 113.85 feet to a found capped rebar stamped Parks, said point also being on said Southernmost boundary line of said Ridgecrest Subdivision; thence turn an interior angle to the right of 74°30'25" and run in a Southwesterly direction for a distance of 107.97 feet to the Point of Beginning.



20140623000189080 3/3 \$29.50
Shelby Cnty Judge of Probate, AL
06/23/2014 11:23:16 AM FILED/CERT

