

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Harrison Price Properties, LLC

23488 Hwy 31
Jemison AL 35085

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty-One Thousand And 00/100 Dollars (\$41,000.00) to the undersigned Grantor, Household Finance Corporation of Alabama, a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Harrison Price Properties, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Tract 2 of the M and D Acres Subdivision as recorded in Map Book 21, at Page 149 in the Office of the Judge of Probate of Shelby County, Alabama. Said lot being more particularly described as follows:

A part of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 2, Township 24, Range 12 East, described as follows:

Commence at the Southeast Corner of Section 2 and go North 00 degrees 29 minutes 58 seconds West along the East boundary of said Section 2 for 2436.01 feet to the South boundary of Highway No. 25; thence South 87 degrees 12 minutes 09 seconds West along the South boundary of said Highway No. 25 for 80.00 feet; thence South 11 degrees 57 minutes 37 seconds East for 446.02 feet; thence South 08 degrees 39 minutes 30 seconds East for 218.18 feet; thence South 88 degrees 00 minutes 49 seconds East along an existing fence for 333.25 feet; thence North 00 degrees 28 minutes 31 seconds West along an existing fence for 230.71 feet; thence South 89 degrees 27 minutes 24 seconds West for 180.00 feet; thence North 00 degrees 32 minutes 36 seconds West for 277.91 feet; thence South 87 degrees 12 minutes 09 seconds West for 192.50; thence North 00 degrees, 32 minutes, 36 seconds West for 170.00 feet to the point of beginning.

Together with the following easement:

An easement for the purposes of ingress and egress and the location of public utilities to and from a public road. A non-exclusive perpetual easement is dedicated for that purpose described as follows: Commence at the Southeast corner of Section 2 and go North 00 degrees 29 minutes 58 seconds West along the East boundary of said Section 2 for 2436.01 feet to the South boundary of Highway No. 25; thence South 87 degrees 12 minutes 09 seconds West along said South boundary for 508.89 feet to the point of beginning of a joint use drive being 10.00 feet either side of and parallel to a line described as follows: go South 27 degrees 53 minutes 00 seconds East for 54.13 feet; thence South 23 degrees 36 minutes 05 seconds East for 221.64 feet; thence South 03 degrees 09 minutes 50 seconds East for 184.23 feet to the end of said easement.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Less and except any portion obtained by the State of Alabama by decree of condemnation in Real 319 Page 387, Case No. 29 -117.
4. Restrictions as shown on recorded plat.

Shelby County, AL 07/30/2014
State of Alabama
Deed Tax: \$41.00

20140730000235610 1/4 \$64.00
Shelby Cnty Judge of Probate, AL
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5. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument #20140610000174660, in the Probate Office of Shelby County, Alabama.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 23 day of July, 2014.

Household Finance Corporation of Alabama

by, Tammie Flores
Its Vice President and Asst. Secretary
Administrative Services Division

20140730000235610 2/4 \$64.00
Shelby Cnty Judge of Probate, AL
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CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles

On July 23, 2014 before me, C. M. Pankonin, Notary Public
(Have insert name and title of the officer)

personally appeared Tammie Flores

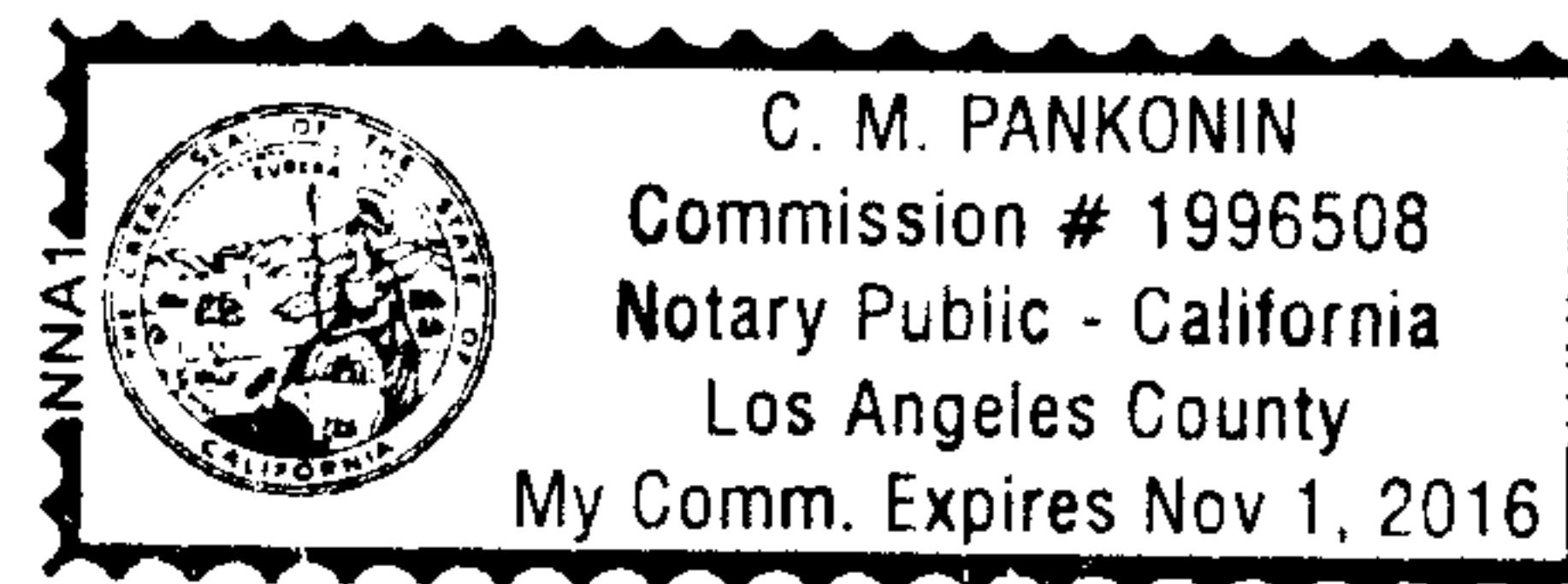
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

SWD

(Title or description of attached document)

Title or description continued

(Title or description of attached document continued)

Number of Pages 3 Document Date 7/23/14

5964 Highway 25
(Additional information)

AL

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☒ Corporate Officer
VP
(Title)
☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ◆ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ◆ Indicate title or type of attached document, number of pages and date.
 - ◆ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document



Real Estate Sales Validation Form

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

Grantor's Name Household Finance Corporation of
Alabama
Mailing Address 931 Corporate Center Drive
Pomona, CA 91768

Grantee's Name Harrison Price Properties, LLC

Mailing Address 23488 Hwy 31
Jemison AL 35085

Property Address 5964 Highway 25
Montevallo, AL 35115

Date of Sale 07/30/2014
Total Purchase Price \$41,000.00

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
☒ 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 07/30/2014

☐ Unattested

(verified by)

Print HARRISON PRICE

Sign Harrison Price

(Grantor/Grantee/Owner/Agent) circle one



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