

This instrument was prepared by:
David Snoddy
Without Opinion
The Snoddy Law Firm, LLC
2105 Devereux Circle, Suite 101
Birmingham, AL 35243

Send Tax Notice To: Edward Rodriguez
Susan Rodriguez
72 Highway 400
Shelby, AL 35143

169⁰⁰
20⁰⁰
189⁰⁰

SPECIAL WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

20150504000144580 1/3 \$189.00
Shelby Cnty Judge of Probate, AL
05/04/2015 10:43:41 AM FILED/CERT

That in consideration of **One Hundred Sixty Eight Thousand Nine Hundred Dollars and Zero Cents (\$168,900.00)** to the undersigned grantor, **Vanderbilt Mortgage and Finance, Inc, a Corporation**, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Edward Rodriguez and Susan Rodriguez** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama to-wit:

See Attached Exhibit "A"

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises and that it has a good right to sell and convey the same as aforesaid.

IN WITNESS WHEREOF, the said GRANTOR, by Michael Shelton its Authorized Agent who is authorized to execute this conveyance, with full authority, has hereto set its signature and seal, this the 23rd day of April, 2015.

Vanderbilt Mortgage and Finance, Inc

By:

Michael Shelton - Authorized Agent

STATE OF Tennessee

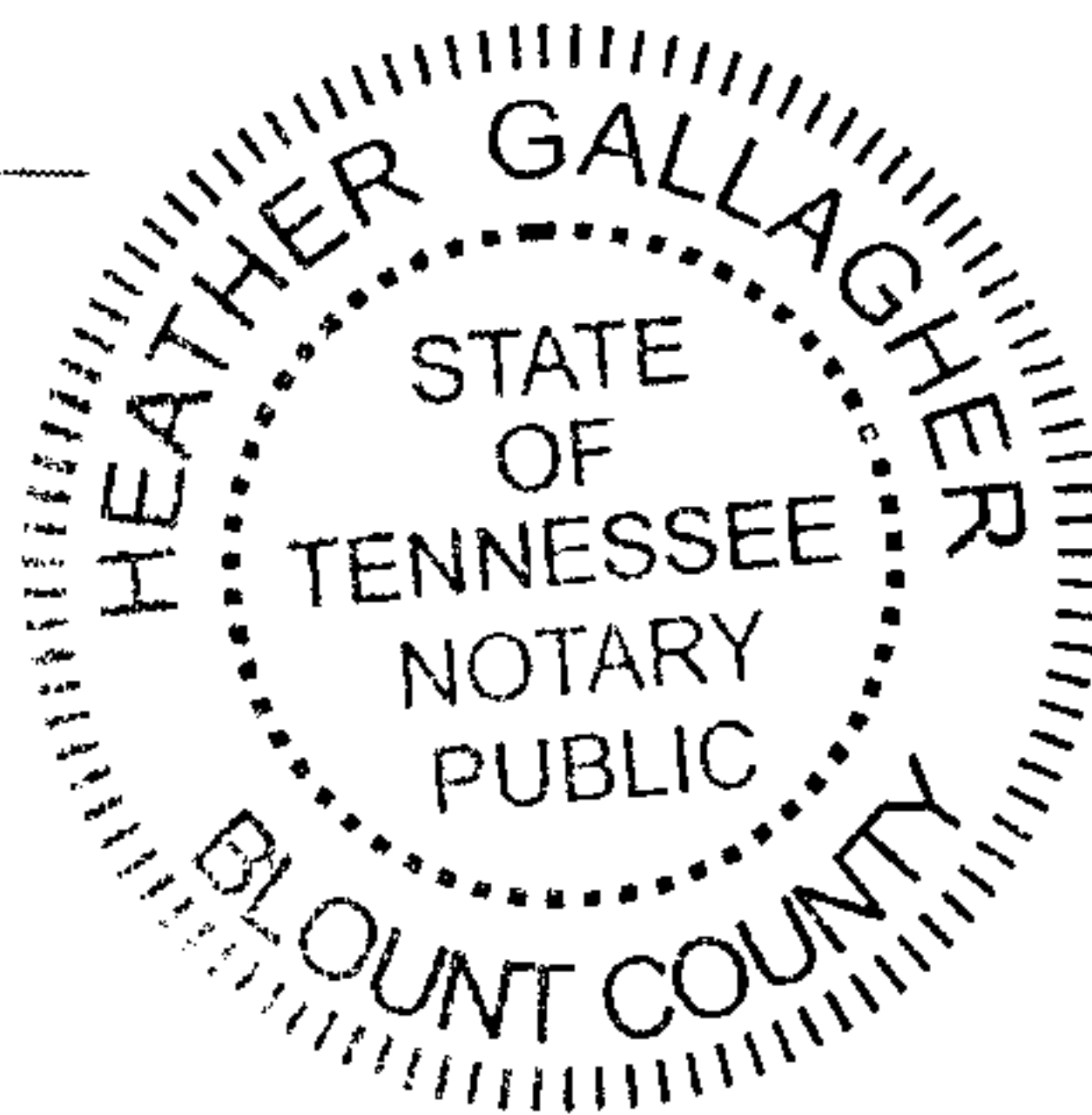
COUNTY OF Blount

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 23rd day of April, 2015.


Heather Gallagher
Notary Public

My Commission Expires: 2/28/17



Shelby County, AL 05/04/2015
State of Alabama
Deed Tax: \$169.00

EXHIBIT "A"
LEGAL DESCRIPTION


20150504000144580 2/3 \$189.00
Shelby Cnty Judge of Probate, AL
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File No.: 2460415

A parcel of land located in the Southeast Quarter of the Southwest Quarter of Section 14, Township 24 North, Range 15 East and in the Northeast Quarter of the Northwest Quarter of Section 23, Township 24 North, Range 15 East, Shelby County, Alabama, and more particularly described as follows: Commence at an existing railroad rail at the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 23, Township 24 North, Range 15 East; thence East along the North line of said Quarter-Quarter Section for 380.65 feet to a 5/8" rebar set at the Point of Beginning; thence turn left 66 degrees 37 minutes 20 seconds and go 168.01 feet to a 5/8" rebar set; thence turn right 02 degrees 29 minutes 50 seconds and go 264.60 feet to a 5/8" rebar set on the South right of way of Shelby County Highway 400; thence turn right 110 degrees 03 minutes 10 seconds and go along said South right of way for 214.18 feet to a 5/8" rebar set; thence (leaving right of way) turn right 86 degrees 28 minutes 33 seconds and go 36.51 feet to a 5/8" rebar; thence turn left 12 degrees 28 minutes 41 seconds and go 237.77 feet to a 5/8" rebar set; thence turn left 39 degrees 51 minutes 03 seconds and go 213.05 feet to a 5/8" rebar set; thence turn left 63 degrees 56 minutes 17 seconds and go 53.63 feet to a 5/8" rebar set; thence turn left 05 degrees 23 minutes 12 seconds and go 187.16 feet to a 5/8" rebar set; thence turn right 101 degrees 52 minutes 45 seconds and go 190.43 feet to an existing 1 1/4" pipe; thence turn left 89 degrees 12 minutes 35 seconds and go 130.73 feet to an existing 1 1/2" pipe; thence turn right 65 degrees 29 minutes 45 seconds and go 209.57 feet to a 5/8" rebar set in the centerline of a ditch; thence turn right 69 degrees 25 minutes 20 seconds and go 209.00 feet along said ditch to an existing to an existing 1 1/4" pipe; thence turn right 19 degrees 43 minutes 40 seconds and go 183.54 feet along said ditch to an existing cedar post; thence turn left 47 degrees 35 minutes 13 seconds and go 46.20 feet along said ditch to an existing 1 1/4" pipe; thence turn left 25 degrees 03 minutes 01 seconds and go 111.19 feet along said ditch to an existing 1/2" rebar; thence turn right 07 degrees 10 minutes 54 seconds and go 178.22 feet along said ditch to an existing axle; thence turn right 118 degrees 09 minutes 36 seconds and go 119.04 feet along said ditch to a 5/8" rebar set; thence turn right 134 degrees 29 minutes 31 seconds and go 560.16 feet to a 5/8" rebar set; thence turn right 21 degrees 39 minutes 13 seconds and go 125.77 feet to a 5/8" rebar set; thence turn left 12 degrees 57 minutes 30 seconds and go 361.20 feet to a 5/8" rebar set; thence turn right 19 degrees 28 minutes 20 seconds and go 145.08 feet to the Point of Beginning. The above containing 10.87 acres, more or less. All according to that certain survey dated February 20, 2015 by Derrol D. Luker, License No. 23006. Being one and the same parcel as that described in Instrument Number 20141117000362140; Instrument Number 20050727000377690; Instrument Number 20071220000571340; volume 113, page 17, all of which contained typographical errors.

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 Edward Rodriguez
Susan Rodriguez

Mailing Address 500 Alcoa Trail
Maryville, TN 37804

Mailing Address 72 Highway 400
, AL 35143

Property Address 72 Highway 400
Shelby, AL 35143


Date of Sale April 27, 2015
Total Purchase Price \$168,900.00

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


20150504000144580 3/3 \$189.00
Shelby Cnty Judge of Probate, AL
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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).

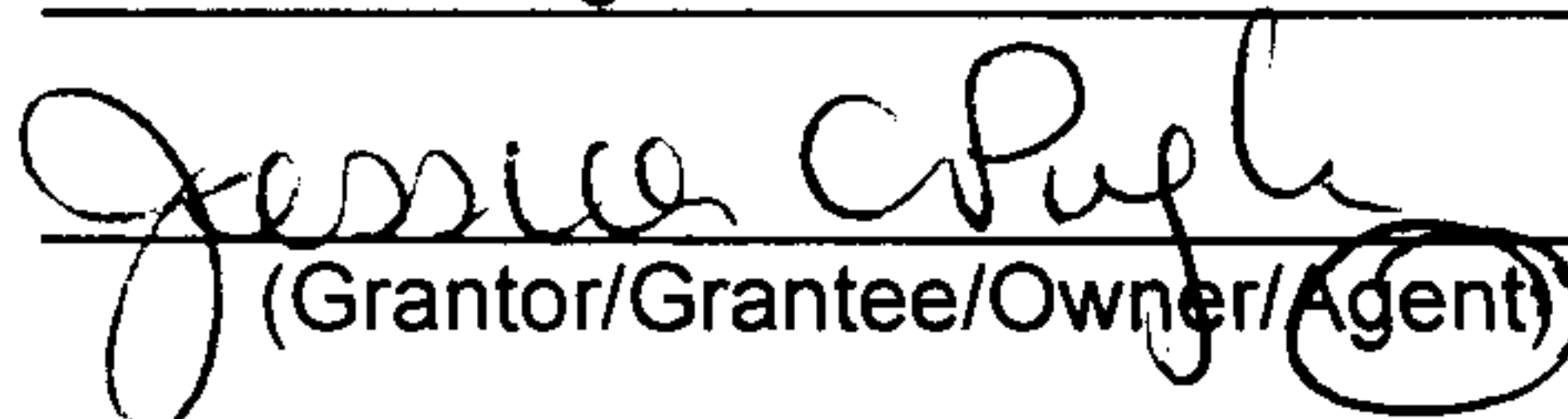
Date April 28, 2015

Print Jessica C Pugh

Unattested

(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one