



20150617000202730 1/2 \$277.00
Shelby Cnty Judge of Probate, AL
06/17/2015 10:25:35 AM FILED/CERT

This instrument was prepared by:
Mike T. Atchison, Attorney
PO Box 822
Columbiana, AL 35051

Send Tax Notice to:
Edwin B. Lumpkin Jr.
100 Metro Parkway
Pelham AL 35124

SPECIAL WARRANTY DEED

State of Alabama)
SHELBY County)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TWO HUNDRED SIXTY THOUSAND DOLLARS AND 00/100 (\$260,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged **Branch Banking and Trust Company** (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **Edwin B. Lumpkin, Jr.** (herein referred to as "Grantee", whether one or more than one), the following described real estate, situated in Shelby County, Alabama, to wit;

Lot 16, according to the Survey of Final Plat of Saginaw Commercial Park, Phase 2, as recorded in Map Book 30, page 60, in the Probate Office of Shelby County, Alabama.

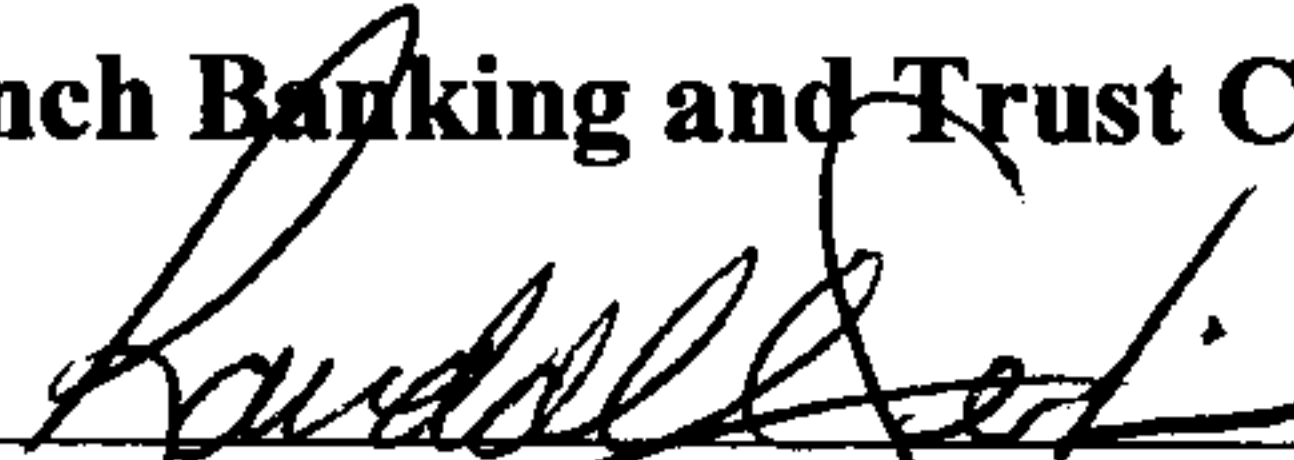
TO HAVE AND TO HOLD to the said Grantee, their heirs and assigns forever.

\$0.00 of the purchase price of the property described herein was financed with the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, the said Grantor, by Randall Jenkins as Senior Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal this 11 day of June, 2015.

Shelby County, AL 06/17/2015
State of Alabama
Deed Tax: \$260.00

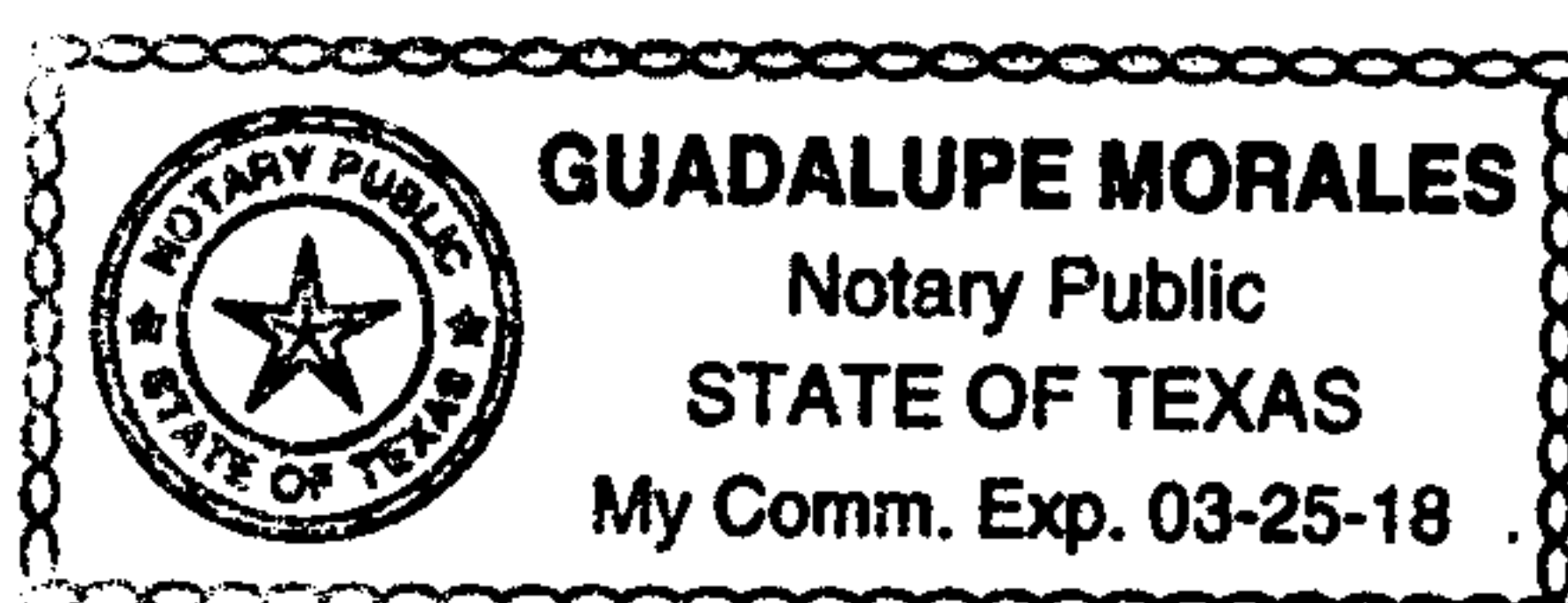
Branch Banking and Trust Company

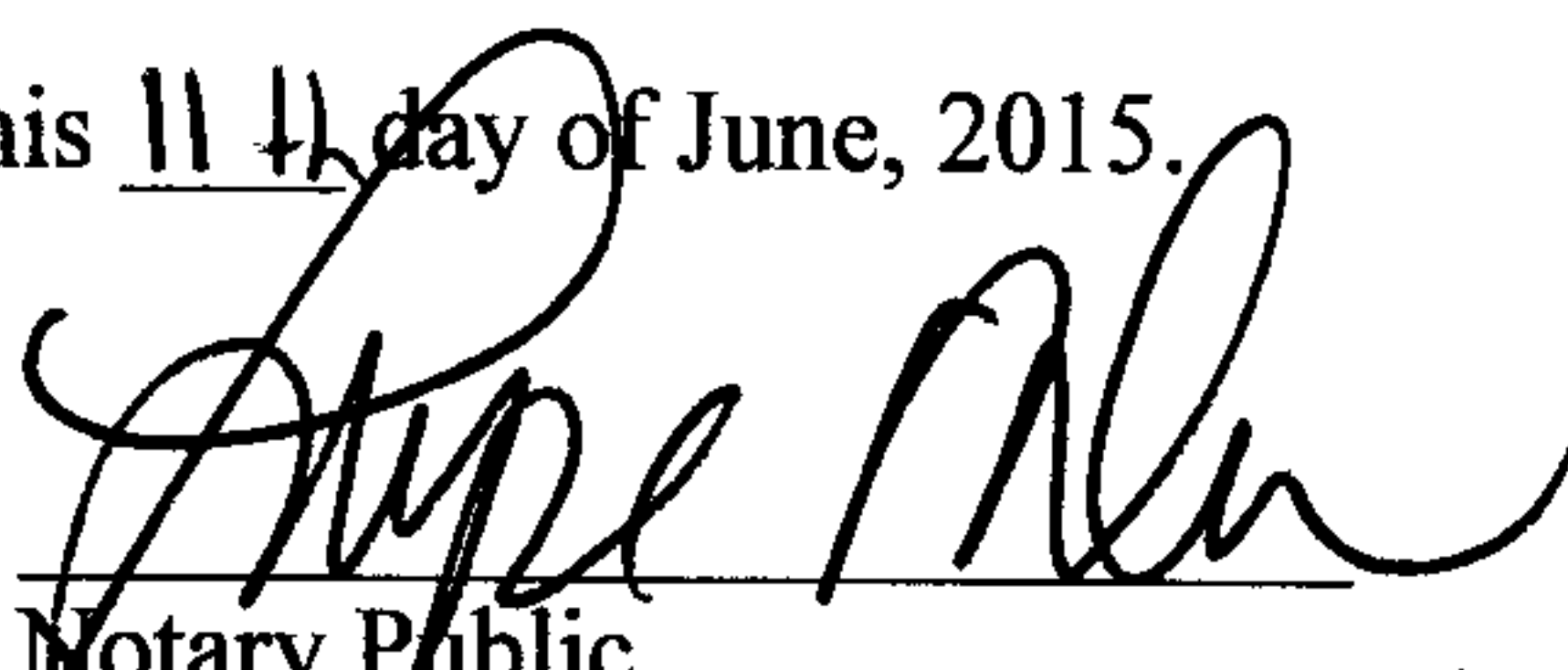
By: 
Name: Randall Jenkins
Title: Senior Vice President

TEXAS
State of ~~ALABAMA~~
Dallas County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Randall Jenkins, whose name as Senior Vice President of **Branch Banking and Trust Company**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, h/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 11 day of June, 2015.




Notary Public
My Commission expires: 03/25/18

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	Edwin Lumpkin, Jr.
Mailing Address	445 Dexter Avenue	Mailing Address	100 Metro Parkway
	1 Suite 8000		Pelham, AL 35124
	Montgomery AL 36104		
Property Address	105 Cloverdale Drive	Date of Sale	June 15, 2015
	Alabaster, AL 35007	Total Purchase Price	\$260,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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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.

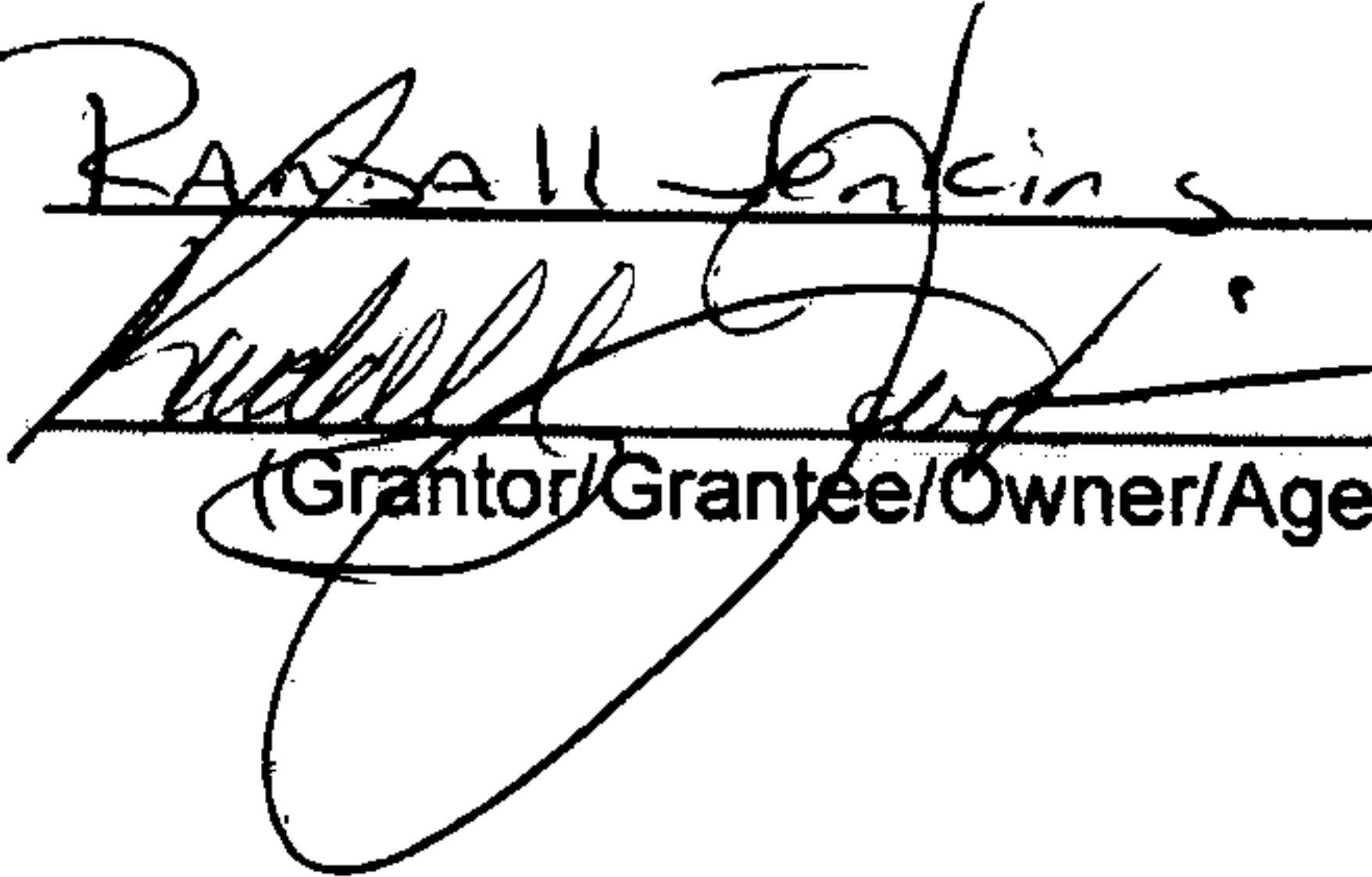
Date of Sale - the date on which interest to the property was conveyed.

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	June 08, 2015	Print	RANDALL JENKINS
	Unattested	Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one