

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: Alan J. Callan  
350 Bates Road  
Vincent, AL 35178

SPECIAL WARRANTY DEED

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of **Forty Two Thousand One Hundred Fifty Dollars and Zero Cents (\$42,150.00)** to the undersigned grantor, **Vanderbilt Mortgage and Finance, Inc, a Corporation**, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Alan J. Callan** (herein referred to as GRANTEE) in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama to-wit:

Lot Three (3) of the Callan Family Subdivision recorded in Map Book 40, Page 4, in the Office of the Judge of Probate of Shelby County, Alabama.

30 foot easement from Bates Road along the South property line of Lot 1 and Lot 2 and along the West property line of Lot 3 as shown in Map Book 40, Page 4, Callan Family Subdivision, a re-subdivision of Lot F of the L.M. Davis property boundary, Map Book 9, Page 21.0

Including one (1) 2009 Southern Homes manufactured home, Serial No. SSDAL54487-4.

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 22nd day of September, 2015.

Vanderbilt Mortgage and Finance, Inc

By:

Michael Shelton

STATE OF

Tennessee

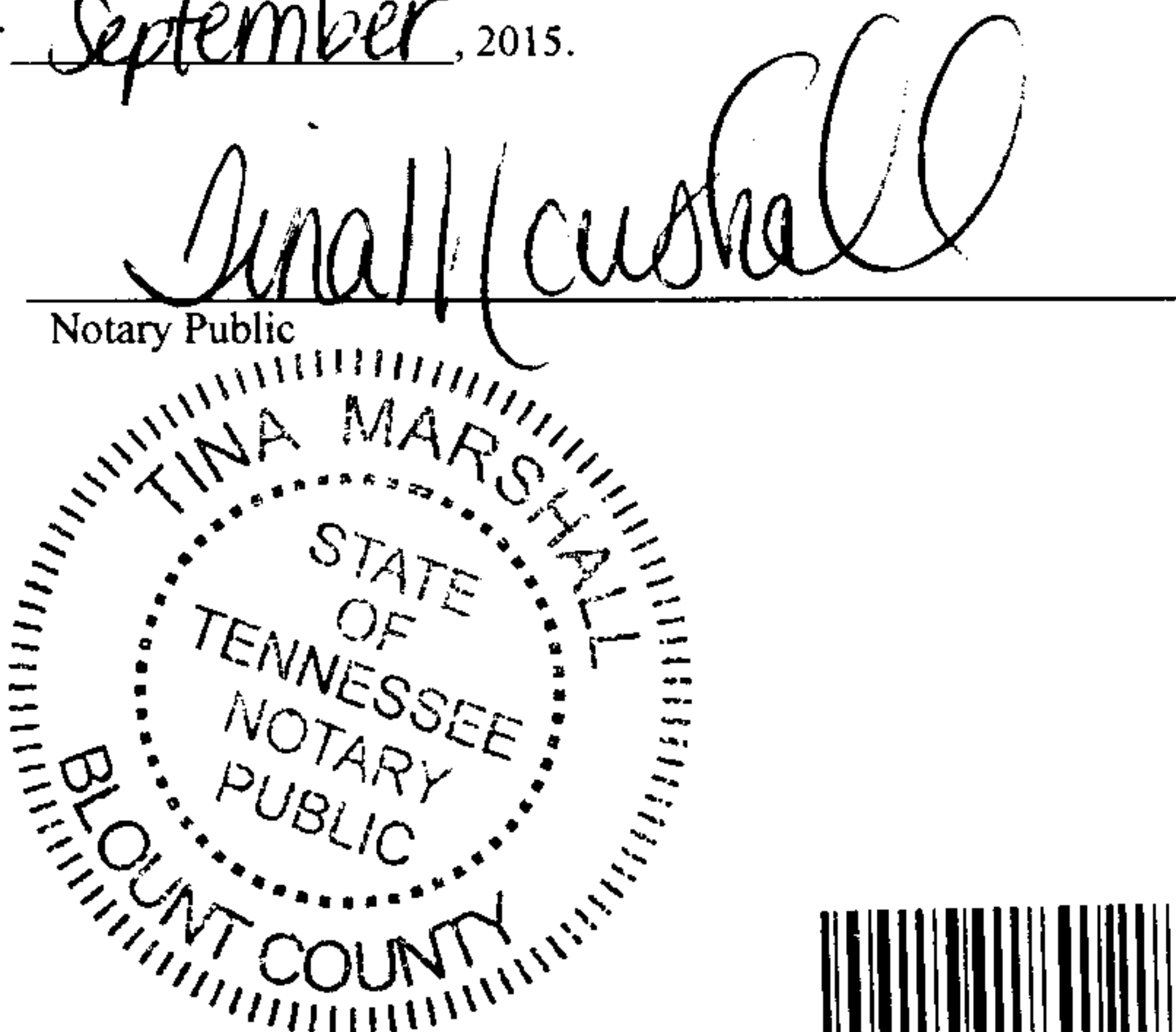
COUNTY OF

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 22nd day of September, 2015.

Notary Public



My Commission Expires:

12/19/15

Shelby County, AL 09/29/2015  
State of Alabama  
Deed Tax: \$42.50



20150929000338800 1/2 \$59.50  
Shelby Cnty Judge of Probate, AL  
09/29/2015 08:04:56 AM FILED/CERT

## 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.  
Mailing Address 500 Alcoa Trail  
Maryville, TN 37804  
Property Address 512 Callan Lane  
Vincent, AL 35178

Grantee's Name Alan J. Callan  
Mailing Address 350 Bates Road  
Vincent, AL 35178  
Date of Sale September 23, 2015  
Total Purchase Price \$42,150.00  
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 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 September 25, 2015

Print Jessica C Pugh

Unattested

Sign

Jessica C Pugh  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

20150929000338800 2/2 \$59.50  
Shelby Cnty Judge of Probate, AL  
09/29/2015 08:04:56 AM FILED/CERT

Form RT-1