

THE STATE OF ALABAMA
COUNTY OF SHELBY

Karen Love Redding
15-008604
162 Gardenside Dr
Alabaster, AL 35007

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) cash in hand paid by the SECRETARY OF HOUSING AND URBAN DEVELOPMENT to Branch Banking and Trust Company (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying and being situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Survey of Grande View Garden & Townhomes, First Addition as recorded in Map Book 26, Page 16, in the Probate Office of Shelby County, Alabama

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.




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Shelby Cnty Judge of Probate, AL
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162 Gardenside Dr
Alabaster, AL 35007

IN WITNESS WHEREOF, the said Branch Banking and Trust Company by **JOHN GROCHALA**
BANKING OFFICER, and
attested by **ROY LLOYD**
BANKING OFFICER its _____, who is authorized to execute this conveyance, has hereto set its signature and
seal, this 23 day of December, 2015.

ATTEST (Corporate Seal)

Branch Banking and Trust Company


(Signature)

By:


(Signature)

Roy Lloyd Banking Officer
PRINT NAME AND TITLE OF ATTESTING
OFFICIAL

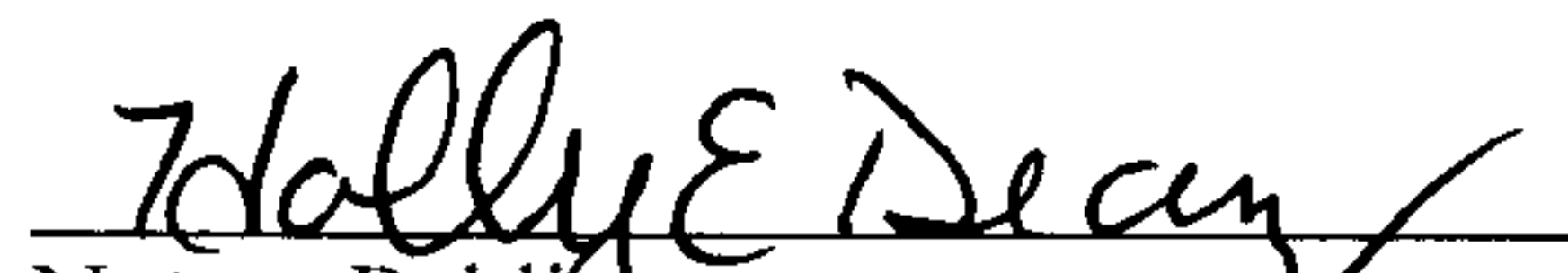
John Grochala
Banking Officer
PRINT NAME AND TITLE OF EXECUTING
OFFICIAL

STATE OF
COUNTY OF

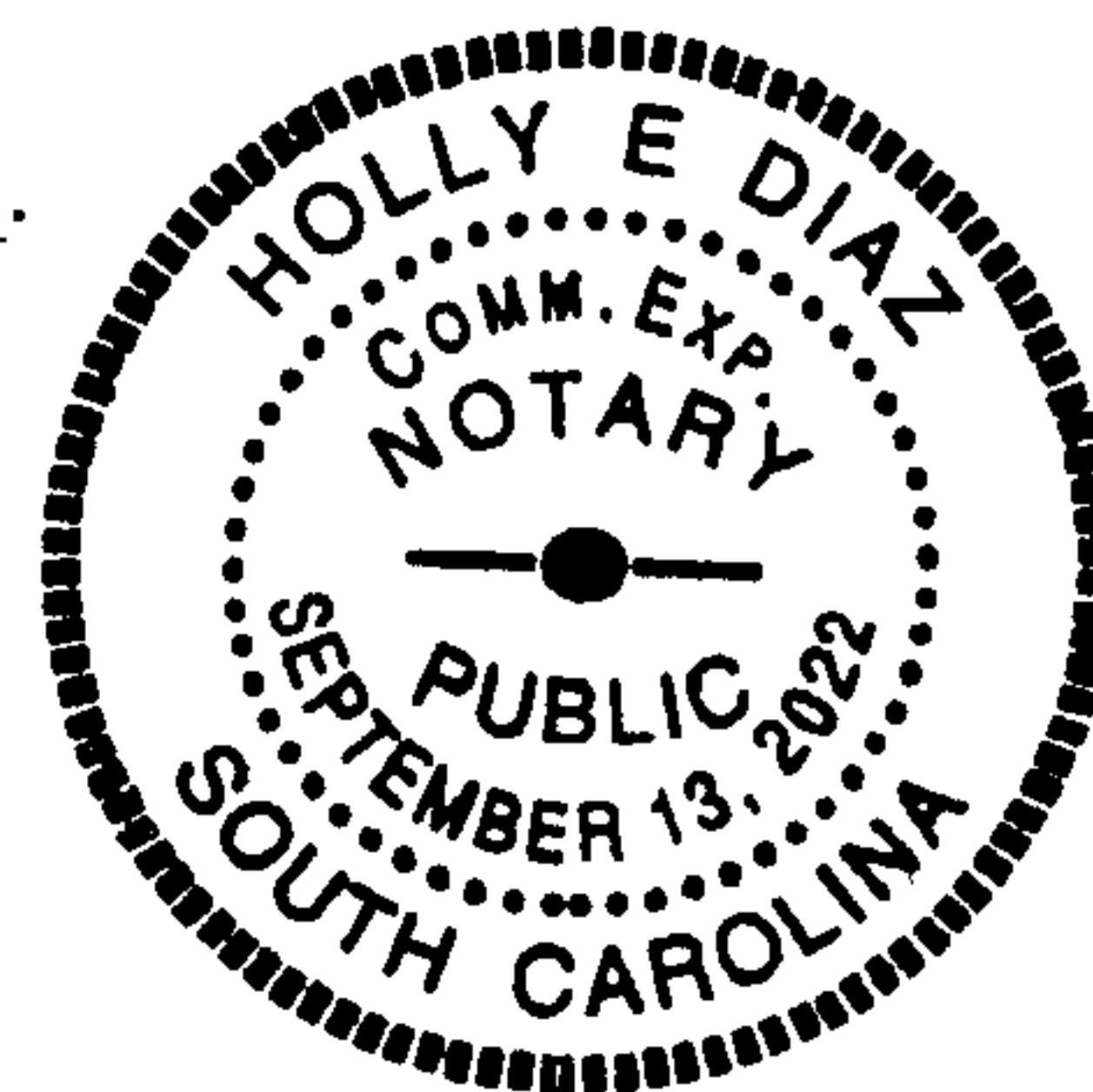
South Carolina
Greenville

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JOHN GROCHALA**
and **ROY LLOYD**, whose names as **BANKING OFFICER** and **BANKING OFFICER**, respectively, of Branch Banking and Trust
Company, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being
informed of the contents of said conveyance, they, as such officers and with full authority, executed the same voluntarily for
and as the act of said association, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 23 day of December 2015.



Notary Public

MY COMMISSION EXPIRES: 9-13-22



This instrument prepared by:
Nicholas Cillo
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216

GRANTEE'S ADDRESS:
Secretary of Housing and Urban Development
Information Systems & Networks Corporation
Shepherd Mall Office Complex
2401 NW 23rd Street, Suite 1D
Oklahoma City, OK 73107


20160513000164950 2/3 \$21.00
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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 Secretary of Housing and Urban Development
Michaelson, Connor, and Boul
Mailing Address 301 College Street Mailing Address 4400 Will Rogers Pkwy
Greenville, South Carolina 29601 Suite 300
Oklahoma City, OK 73108

Property Address 162 Gardenside Dr Date of Sale December 16, 2015
Alabaster, AL 35007 Total Purchase Price \$10.00
or
Actual Value \$ 103,419.83
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 ☐ Appraisal
☐ Sales Contract ☒ Other Notice of Sale
☐ 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 5-13-16

____ Unattested

(verified by)

Print

Sign

Ma H Penhale
Mr Penhale
(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1



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