

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: Shannon Lee Tzab Salazar  
Santos Aniseto Tzab Salazar  
659 Valentine Circle  
Wilsonville, AL 35186

SPECIAL WARRANTY DEED



20160630000227720 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
06/30/2016 11:05:15 AM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of Sixty Thousand Eight Hundred Ninety Five Dollars and Thirteen Cents (\$60,895.13) to the undersigned grantor, **Vanderbilt Mortgage and Finance, Inc, a Corporation**, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Shannon Lee Tzab Salazar and Santos Aniseto Tzab Salazar** (herein referred to as GRANTEEES) 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:

Lot 12, according to the map and survey of Schafner-Schatz Subdivision, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

\$59,350.90 of the consideration herein is derived from a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 21 day of June, 2016.

Vanderbilt Mortgage and Finance, Inc

By: [Signature]

STATE OF TN

COUNTY OF Blount

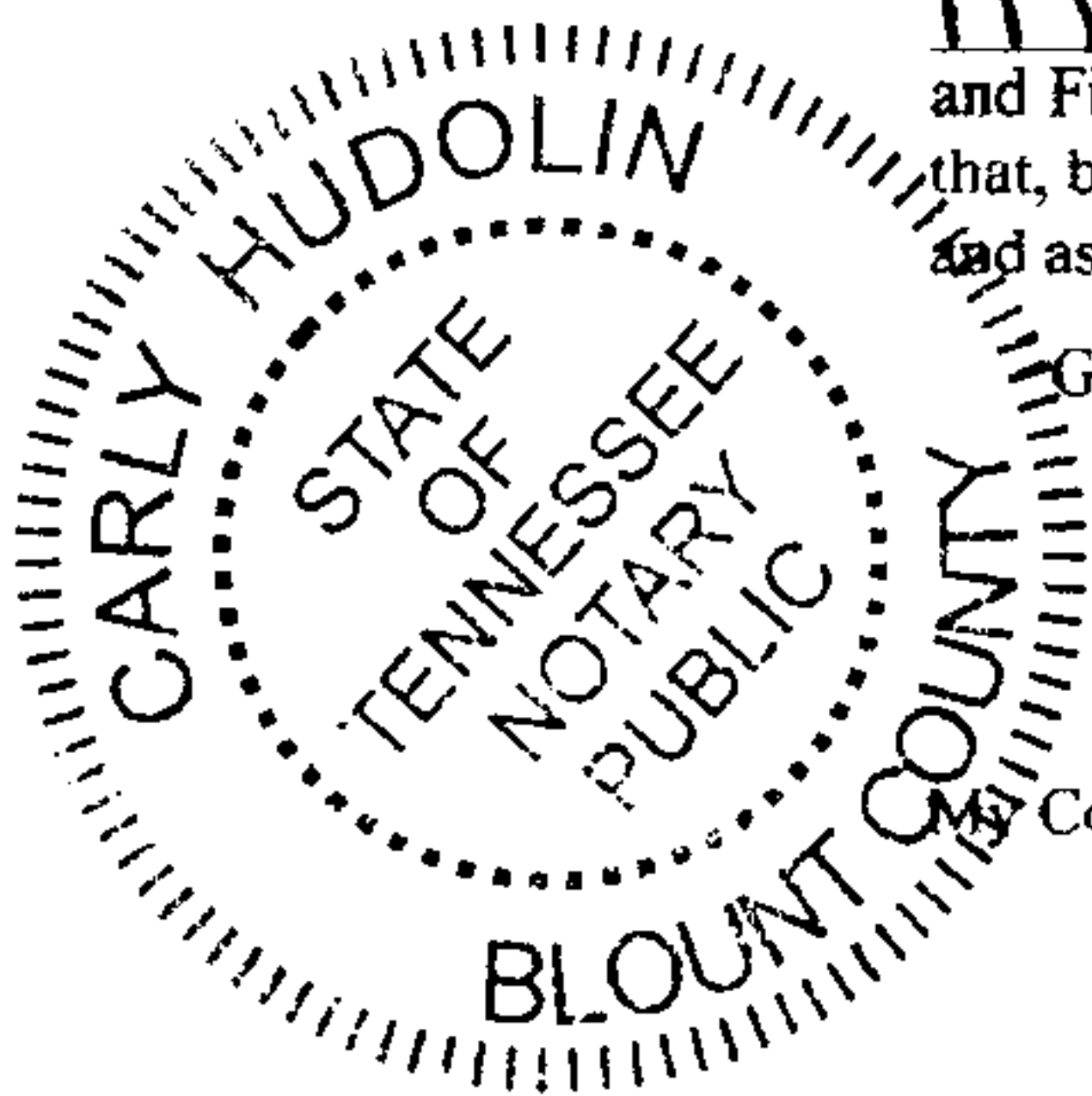
I, the undersigned, a Notary Public in and for the said County in said State, hereby certify that Munaw Shelton whose name as Authorized Agent of Vanderbilt Mortgage and Finance, Inc, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, 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 21 day of June, 2016.

[Signature]  
Notary Public

Commission Expires: 9-30-18

Shelby County, AL 06/30/2016  
State of Alabama  
Deed Tax: \$2.00



## 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 659 Valentine Circle  
Wilsonville, AL 35186

Grantee's Name Shannon Lee Tzab Salazar  
Santos Aniseto Tzab Salazar

Mailing Address 659 Valentine Circle  
Wilsonville, AL 35186

Date of Sale June 22, 2016  
Total Purchase Price \$60,895.13

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

  
20160630000227720 2/2 \$19.00  
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 June 28, 2016

Print Jessica C Pugh

Unattested

(verified by)

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