

20160930000357940 1/4 \$104.00
Shelby Cnty Judge of Probate, AL
09/30/2016 10 08:17 AM FILED/CERT

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Donald E. Hudson
Rowanna Hudson

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy-Nine Thousand Nine Hundred And 00/100 Dollars (\$79,900.00) to the undersigned, CitiMortgage, Inc., successor by merger with CitiFinancial Mortgage Company, Inc., (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Donald E. Hudson, and Rowanna Hudson, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, according to the survey of Magnolia Parc, as recorded in Map Book 21, Page 155 in the Probate Office of Shelby County, Alabama.

Subject to:

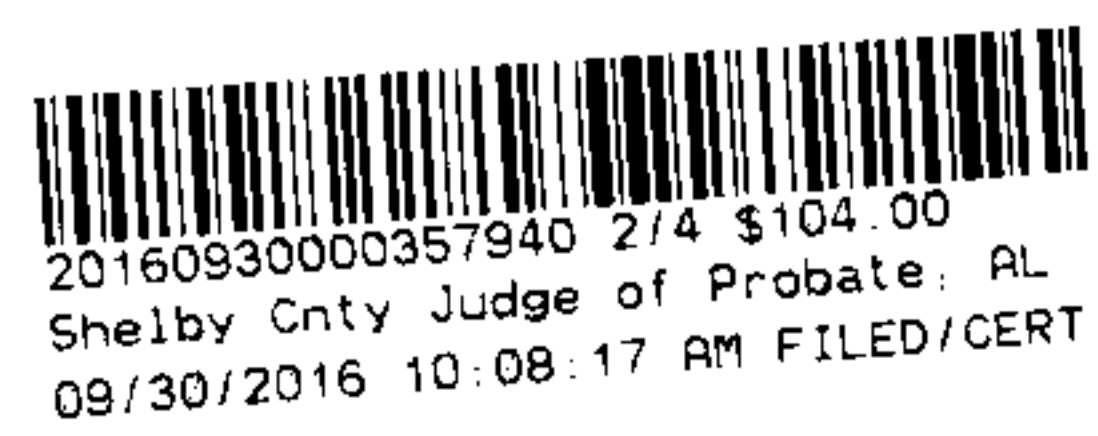
1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Right of way to Shelby County as recorded in Book 146, Page 7, in Probate Office.
4. Transmission line permit to Alabama Power Company as recorded in Book 147, Page 399, in Probate Office.
5. 20 foot building setback line from Magnolia Circle with a 5 foot easement inside said setback line and 10 foot building setback line on East and West sides of said lot.
6. Restrictions and covenants recorded in Instrument No. 1997-3864 and Instrument No. 1997-7883, in Probate Office.
7. Drainage easement on South side of said lot as shown on recorded map.
8. All leases, grants, exceptions or reservation of coal, ignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions, or reservations of mineral interest that are not listed. anything to the contrary

notwithstanding this commitment and the final policy does not attempt to set out the manner in which any oil, gas, or mineral rights, or any interests or rights relating thereto vested, and including drilling, right of entry, or other rights, privileges and immunities relating thereto, together with any release of liability or damage to persons or property as a result of the exercise of such rights.

9. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20160518000169240, in the Probate Office of Shelby County, Alabama.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 27 day of September, 2016.

CitiMortgage, Inc., successor by merger with CitiFinancial Mortgage Company, Inc.

By: [Signature]

Its AUP

STATE OF TEXAS

COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that [Signature], whose name as AUP of CitiMortgage, Inc., successor by merger with CitiFinancial Mortgage Company, Inc., 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 27 day of September, 2016.

[Signature]
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2016-000776



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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 CitiMortgage, Inc. successor by
merger with CitiFinancial Mortgage
Company, Inc.

Mailing Address _____

Property Address 109 Magnolia Circle
Columbiana, AL 35051

Grantee's Name Donald E. Hudson
Rowanna Hudson

Mailing Address 104 Palm Street
Columbiana AL 35051

Date of Sale September 28, 2016
Total Purchase Price \$79,900.00

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)

| | |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> 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).

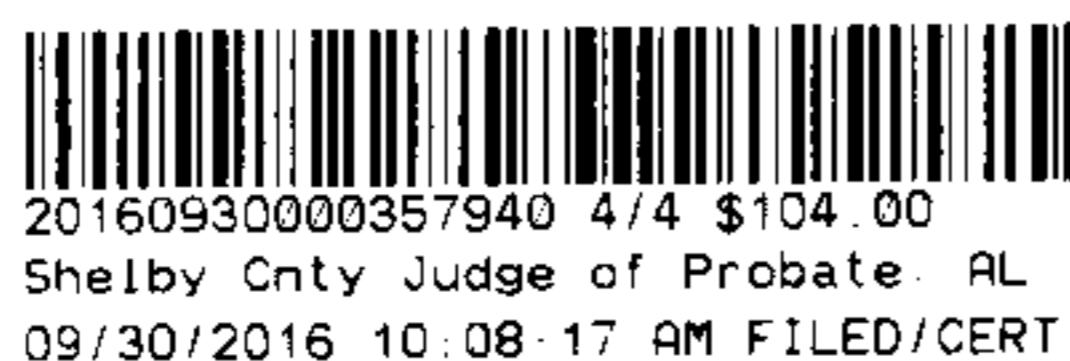
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date September 28, 2016

Print Donald E. Hudson

Sign Donald E. Hudson
(Grantor/Grantee/Owner/Agent) circle one

Unattested



Form RT-1