

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: Michelle Ann Rood
P.O. Box 354
Calera, AL 35040

SPECIAL WARRANTY DEED

20170215000054960 1/2 \$20.50
Shelby Cnty Judge of Probate, AL
02/15/2017 11:17:39 AM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of **Sixty Six Thousand Eight Hundred Ninety Five Dollars and Thirteen Cents (\$66,895.13)** 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 **Michelle Ann Rood** (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

Commence at a 1" pipe marking the NE corner of the NE 1/4-NE 1/4 in Section 5, T-24-N, R-13-E; thence S 03° 50' 42" E 1013.88 feet along the East line of said forty to a 1/2" rebar, said point being the point of beginning; thence S 04° 00' 56" E 480.68 feet to a 1" pipe on the Northerly R/W of Southern Railway (50' R/W); thence S 83° 00' 31" W 74.54 feet along said R/W to a 1/2" rebar; thence leaving said R/W N 30° 03' 28" W 591.06 feet to a nail in the center line of Orangewood Circle (40' R/W); thence along said center line of said Orangewood Circle (40' R/W) N 65° 26' 30" E 135.05 feet to a railroad spike; thence leaving said centerline of said Orangewood Circle (40' R/W) S 16° 07' 12" E 130.81 feet to a 1/2" rebar capped (21784); thence N 75° 17' 17" E 183.22 feet to the point of beginning. All according to that certain survey by Larry Walker Land Surveying, Inc. being dated October 3, 2016.

Subject to easements, reservations and restrictions at record.

\$64,854.90 of the consideration herein is derived from a purchase money mortgage closed simultaneously herewith.

IN WITNESS WHEREOF, the said GRANTOR, by Simon Hughes its V.P. who is authorized to execute this conveyance, with full authority, has hereto set its signature and seal, this the 9 day of FEBRUARY, 2017.

Vanderbilt Mortgage and Finance, Inc.

By: [Signature]

STATE OF TN
COUNTY OF Blount }

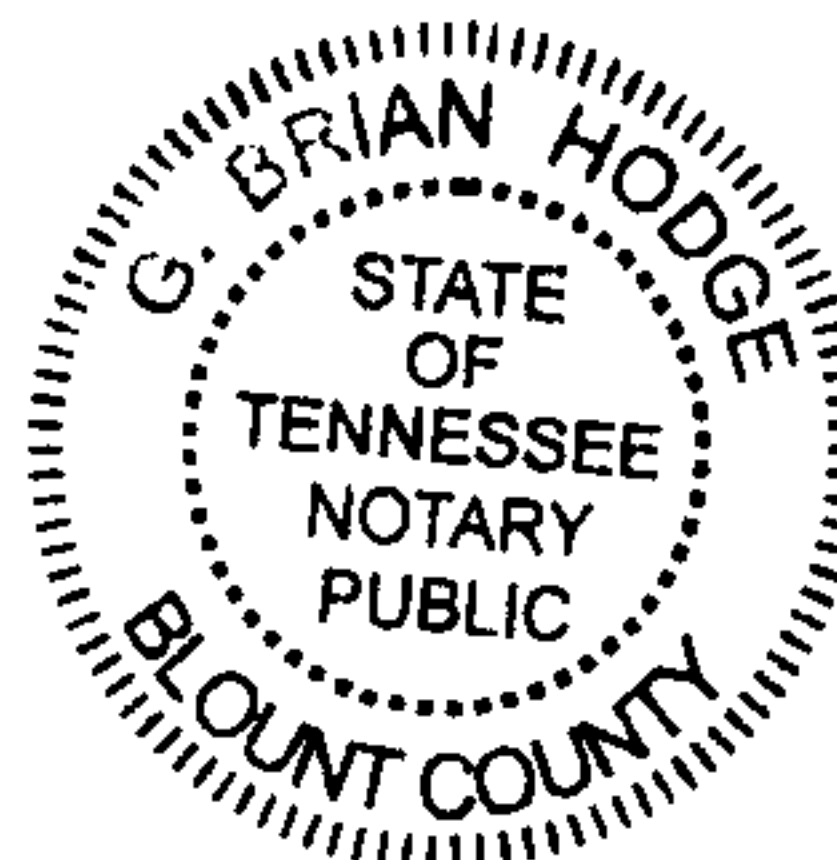
I, the undersigned, a Notary Public in and for the said County in said State, hereby certify that Simon Hughes whose name as V.P. of Vanderbilt Mortgage and Finance, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed 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 9 day of February, 2017

[Signature]
Notary Public

My Commission Expires: 11-12-18

Shelby County, AL 02/15/2017
State of Alabama
Deed Tax: \$2.50



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.	Grantee's Name	Michelle Ann Rood
Mailing Address	500 Alcoa Trail Maryville, TN 37804	Mailing Address	925 18th St Calera, AL 35040
Property Address	228 Orangewood Circle Calera, AL 35040	Date of Sale	February 09, 2017
		Total Purchase Price	\$66,895.13
		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


20170215000054960 2/2 \$20.50
Shelby Cnty Judge of Probate AL
02/15/2017 11:17:39 AM FILED/CERT

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 February 10, 2017

Print Jessica C Pugh

Unattested

Sign Jessica C Pugh

(verified by)

(Grantor/Grantee/Owner/Agent) circle one