

STATE OF ALABAMA

COUNTY OF SHELBY

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**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned Regions Bank dba Regions Mortgage, herein referred to as GRANTOR, by Charles Kevin Pope and Cheryl A. Pope, herein referred to as GRANTEE, the receipt whereof is hereby acknowledged, GRANTOR does hereby grant, bargain, sell and convey unto GRANTEE the following described real estate situated in SHELBY County, Alabama to-wit:

Commence at the NE corner of Section 36, Township 21 South, Range 1 West, and run South along the East boundary line of said Section a distance of 394.5 feet; thence turn an angle to the right of 80 degrees 35 minutes and run 2981.6 feet; thence turn an angle to the right of 8 degrees 46 minutes and run 1368.2 feet; thence turn an angle to the right of 28 degrees 26 minutes and run 257.2 feet; thence turn an angle of 145 degrees 19 minutes to the left and run 50.0 feet to the point of beginning of the parcel herein described, said point being 1.75 inch capped pipe; thence continue along the last described course for 248.30 feet to a point; thence turn an angle of 90 degrees to the right and run 187.00 feet to a point, being a point on the East right of way line of County Highway No. 47; thence turn an angle of 91 degrees 48 minutes 18 seconds to the right and run Northerly along said right of way of County Highway No. 47 along a curve to the left, having a radius of 5374.65 feet and central angle of 3 degrees 11 minutes 18 seconds for an arc distance of 299.08 feet to a point, being a 1.5 inch pipe; thence turn an angle of 106 degrees 39 minutes to the right, from the tangent to the curve and leaving said right of way run 192.7 feet to the point of beginning. Said parcel is lying in the NW quarter of the NW quarter, Section 36, Township 21 South, Range 1 West, Shelby County, Alabama.

Parcel ID: 21 7 36 2 001 028.000

Property Address: 475 Highway 47, Columbiana, AL 35051-5129

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

This conveyance is subject to outstanding ad valorem taxes, restrictive covenants, rights of way, easement and reservations of record that apply to the hereinabove described real property as well as those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated November 30, 2016 and recorded in Deed Instrument No. 20161130000437300, in the Office of the Judge of Probate of SHELBY County, Alabama.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, heirs and assigns forever. GRANTOR does covenant with the said GRANTEE that it has not in any way encumbered or otherwise placed any lien upon the premises during its ownership thereof.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal by its duly authorized officer on this 13<sup>th</sup> day of March, 2017.

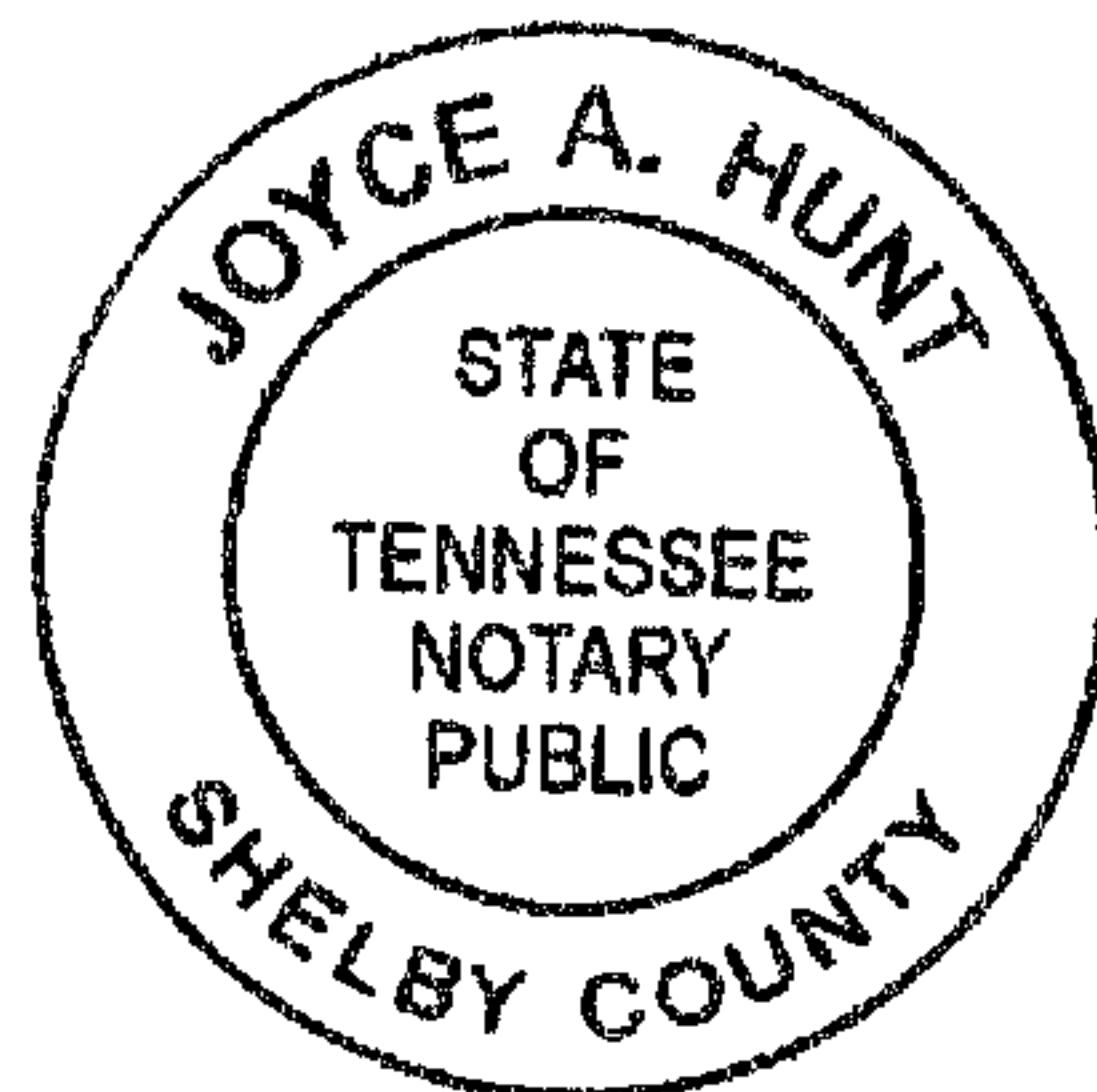
Deborah L. Fly  
By: Regions Bank dba Regions Mortgage

STATE OF Tennessee  
COUNTY OF Shelby

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I, the undersigned, a Notary Public in and for said County and State, hereby certify that Deborah L. Fly, of Regions Bank dba Regions Mortgage, 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) did execute the same voluntarily for and as the act of said corporation as Power of Attorney for Regions Bank dba Regions Mortgage on the day the same bears date.

Given under my hand and official seal this the 13<sup>th</sup> day of March, 2017



My Commission Expires February 4, 2018

Joyce A. Hunt  
Notary Public  
My Commission Expires February 4, 2018

THIS INSTRUMENT PREPARED BY:  
Shapiro & Ingle, LLP  
Attorneys at Law  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216



# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Regions Bank dba  
Mailing Address Regions Mortgage  
9130 Goodlett Farms Pkwy.  
Lordova, TN 38014

Grantee's Name Charles Kevin Pope and  
Mailing Address Cheryl A. Pope  
property address

Property Address 475 Highway 47  
Columbiana, AL 35051

Date of Sale 3/16/2017  
Total Purchase Price \$ 39,200.00  
or  
Actual Value \$

20170317000089950 03/17/2017 10:45:30 AM DEEDS 3/3 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  
☐ 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 or 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 3/14/2017

Print Alicia Kim

☐ Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/17/2017 10:45:30 AM  
\$60.50 CHERRY  
20170317000089950

(verified by)

[Signature]

Form RT-1