

STATE OF ALABAMA
COUNTY OF SHELBY

20170324000100160 1/3 \$29.50
Shelby Cnty Judge of Probate, AL
03/24/2017 03:56:20 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS; That for and in consideration of **EIGHT THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$8,250.00)** to the undersigned Grantor, **VANDERBILT MORTGAGE AND FINANCE, INC.**, , whose address is 500 ALCOA TRAIL, MARYVILLE TN 37804, in hand paid by **LARRY CAIN REAL ESTATE CO., INC.**, whose address is P. O. BOX 122, WESTOVER, AL 35185, Grantee, the receipt of which is hereby acknowledged, the said Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, in fee simple, together with every contingent remainder and right of reversion, the following described real property situated in SHELBY County, Alabama, to-wit:

A parcel of land lying in the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 19 South, Range 2 East in Shelby County, Alabama being more particularly described as follows:

Commence at the Northwest corner of the above said 1/4 – 1/4 ; Thence go South along the West line of said 1/4 – 1/4 for a distance of 180.94 feet to an iron pin set, said point being the POINT OF BEGINNING of the above described parcel; thence continue along the last described course for a distance of 109.06 feet to an iron pin found; thence deflect an angle left of 90°00'00" and go Easterly for a distance of 308.68 feet to an iron pin set; thence deflect an angle left of 90°00'00" and go Northerly for a distance of 183.00 feet to a point, said point also being the center line of a 20.00 feet easement; the deflect an angle left of 108°16'30" and go Southwesterly for a distance of 235.75 feet to a point; thence deflect an angle right of 18°16'30" and go Westerly for a distance of 84.82 feet to the POINT OF BEGINNING, said parcel containing 1.00 acre more or less.

20.00 feet Easement

Begin at the Northeastern corner of the above described parcel, said point being the centerline of a 20.00 feet wide easement being 10.00 feet on either side of the following described centerline; the go Northeasterly along said centerline for a distance of 21.24 feet to a point; thence deflect an angle right of 13°02'13" and go Easterly along said centerline for a distance of 108.79 feet to a point; thence deflect an angle of 3°22'31" and go Easterly along said centerline for a distance of 128.70 feet to the Westerly right of way margin of U.S. Highway #231 and the end of said easement.

The property address is: 189 Hwy 231, Vincent, Alabama 35178.

Shelby County, AL 03/24/2017
State of Alabama
Deed Tax: \$8.50

TO HAVE AND TO HOLD the above described property unto the said Grantee, and its successor and assigns forever with every contingent remainder and right of reversion, in fee simple.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hands and seals on this the 20 day of March, 2017.

**VANDERBILT MORTGAGE AND
FINANCE, INC.**



BY: Michael Shelton
AS ITS: Authorized Agent

STATE OF TENNESSEE
COUNTY OF BLOUNT

I, the undersigned, a Notary Public, in and for said County and State, do hereby certify Michael Shelton, as Authorized Agent for VANDERBILT MORTGAGE AND FINANCE, INC., who is personally known to be the person whose name is subscribed to the within instrument and acknowledged before me that she executed the same in her authorized capacity, and that by her signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal this the 20 day of March, 2017.

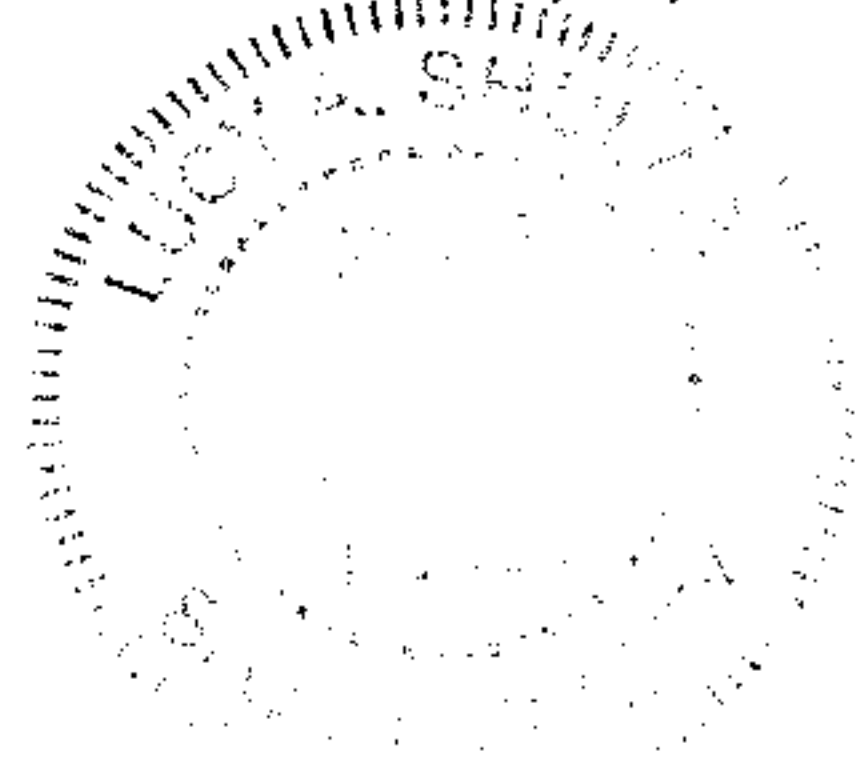


NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-24-17

This Instrument Prepared by:
RICHARD S. SAWYER
DUMAS & MCPHAIL, LLC
Post Office Box 870
Mobile, Alabama 36601
(251) 438-2333
(251) 438-2367 Fax

REFERENCE #832868

DM-16-0554



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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 VANDERBILT MORTGAGE AN
Mailing Address 500 ALCOA TRAIL
MARYVILLE, TN 37804

Grantee's Name LARRY CAIN REAL ESTATE CO., IN
Mailing Address P.O. BOX 122
WESTOVER AL 35185

Property Address 189 HWY 231
VINCENT, AL 35178

Date of Sale MARCH 20, 2017
Total Purchase Price \$ 8,250.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



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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 type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other <u>DEED</u> |
| <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 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 3/22/2017

Print RICHARD S. Sawyer

Sign Richard S. Sawyer
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Form RT-1