

Send tax notice to

Phillip J. Gillen
1774 Ashville Road
Montevallo, AL 35115

STATE OF ALABAMA
COUNTY OF SHELBY

This instrument was prepared by:

Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Parkway, Suite 280
Birmingham, AL 35243
PEL1700 170

20170425000141740
04/25/2017 12:46:37 PM
DEEDS 1/4

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Regions Bank dba Regions Mortgage** (hereinafter referred to as "Grantor"), for and in consideration of the sum of **Eighty Five Thousand and 00/100 Dollars (\$85,000.00)**, the receipt whereof is hereby acknowledged., does grant, bargain, sell and convey unto **Phillip J. Gillen**, (hereinafter referred to as "Grantee"), together with every right of reversion, the following described real property situated in the County of Shelby State of Alabama:

See Exhibit "A" attached hereto and made a part hereof for the complete legal description of the property being conveyed by this instrument.

\$82, 450.00 of the purchase price recited above was paid from the proceeds of a mortgage loan recorded simultaneously herewith.

SUBJECT however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; Further subject to any state of facts an accurate survey would show.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee except as above noted, that, at the time of the delivery of this deed, the premises were free from all encumbrances made by it, and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR, makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, make by Grantor, but on their own judgment.

IT WITNESS WHEREOF, the said Regions Bank dba Regions Mortgage by Steven Purse its Vice President who is authorized to execute this conveyance, has hereto set his signature and seal this the 20th day of April, 2017.

Regions Bank dba Regions Mortgage

[Signature]
By: Steven Purse
Its: Vice President

STATE OF Mississippi

COUNTY OF Forrest

I, the undersigned authority, a Notary public in said county in said state hereby certify that Steven Purse whose name as Vice President of Regions Bank dba Regions Mortgage, is signed to the foregoing instrument and who is known to me, acknowledged before me that being informed of the contents of the said instrument, he/she in his/her capacity as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of April, ~~2016~~ 2017



[Signature]
Notary Public

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EXHIBIT "A"

Commence at the SW corner of the SE 1/4 of Section 16, Township 22 South, Range 3 West, Shelby County, Alabama, and run East 535.91 feet; thence left 91 degrees 02 minutes and run North 124.84 feet to the Point of Beginning; thence continue North along last described course 380 feet; thence right 48 degrees 20 minutes and run Northeasterly 105.00 feet; thence right 131 degrees 40 minutes and run South 380.0 feet; thence right 48 degrees 20 minutes and run Southwesterly for 105.0 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Deanna Bunkley
Deanna Mendrya

Grantee's Name
Mailing Address

Phillip J. Call
174 Ashville Rd
Montevallo, AL 35115

Property Address

174 Ashville Rd
Montevallo, AL 35115

Date of Sale

4/21/17

Total Purchase Price \$

\$5,000

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)

☐ Bill of Sale

☒ Sales Contract

☐ Closing Statement

☐ Appraisal

☐ Other

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 4/21/17

Print

Deanna B. St. John

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/25/2017 12:46:37 PM
\$27.00 CHERRY
20170425000141740

James W. Fuhrmeister