


SEND TAX NOTICE TO:
DEAN ALLEN LOVELL and SHANNON LEA LOVELL
2916 HIGHWAY 331
COLUMBIANA, AL 35051


20171030000392060 1/3 \$40.00
Shelby Cnty Judge of Probate, AL
10/30/2017 01:31:44 PM FILED/CERT

SPECIAL WARRANTY DEED

THE STATE OF ALABAMA
Shelby COUNTY

Know All Men by These Presents: That for and in consideration of **Nineteen Thousand and 00/100 (\$19,000.00)** in hand paid to the undersigned **VANDERBILT MORTGAGE AND FINANCE, INC.** (hereinafter referred to as "Grantor") by **DEAN ALLEN LOVELL and SHANNON LEA LOVELL** (hereinafter referred to as "Grantees"), I **VANDERBILT MORTGAGE AND FINANCE, INC.** do hereby grant, bargain, sell and convey to said Grantee(s) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 644.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG SAID LINE, A DISTANCE OF 175.24 FEET; THENCE SOUTH 87 DEGREES 41 MINUTES 41 SECONDS EAST, A DISTANCE OF 583.69 FEET; THENCE NORTH 2 DEGREES 18 MINUTES 19 SECONDS EAST, A DISTANCE OF 106.79 FEET; THENCE NORTH 77 DEGREES 38 MINUTES 33 SECONDS WEST, A DISTANCE OF 250.85 FEET; THENCE NORTH 83 DEGREES 36 MINUTES 49 SECONDS WEST, A DISTANCE OF 344.61 FEET TO THE POINT OF BEGINNING; SAID DESCRIPTION TRACT CONTAINING 2.00 ACRES, MORE OR LESS.

30' (FOOT) EASEMENT DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 644.68 FEET; THENCE SOUTH 83 DEGREES 36 MINUTES 49 SECONDS EAST, A DISTANCE OF 344.61 FEET; THENCE SOUTH 77 DEGREES 38 MINUTES 33 SECONDS EAST, A DISTANCE OF 176.90 FEET TO THE POINT OF BEGINNING; THENCE NORTH 42 DEGREES 05 MINUTES 53 SECONDS EAST, A DISTANCE OF 183.15 FEET; THENCE NORTH 67 DEGREES 03 MINUTES 46 SECONDS EAST A DISTANCE OF 279.40 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 40 SECONDS EAST, A DISTANCE OF 68.88 FEET; THENCE SOUTH 85 DEGREES 36 MINUTES 17 SECONDS EAST, A DISTANCE OF 96.81 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 34 SECONDS EAST, A DISTANCE OF 78.50 FEET; THENCE NORTH 80 DEGREES 17 MINUTES 26 SECONDS EAST, A DISTANCE OF 76.01 FEET; THENCE NORTH 84 DEGREES 25 MINUTES 14 SECONDS EAST, A DISTANCE OF 40.25 FEET; THENCE SOUTH 87 DEGREES 52 MINUTES 00 SECONDS EAST, A DISTANCE OF 30.91 FEET; THENCE SOUTH 76 DEGREES 21 MINUTES 59 SECONDS EAST, A DISTANCE OF 36.05 FEET TO THE CENTERLINE OF A COUNTY PAVED ROAD KNOWN AS BATES ROAD AND THE POINT OF ENDING.

Subject to easements, restrictive covenants, reservations, conditions, set back lines, limitations, and rights of way as shown by public records.

Subject to any mineral or mining rights leased, granted or retained by prior owners.

Subject to ad valorem taxes for the current year and subsequent years.

TO HAVE AND TO HOLD to Grantee, their heirs and assigns forever.

In Witness Whereof, I/we have hereunto set our hand(s) and seal(s), this the 11TH day of October, 2017.

VANDERBILT MORTGAGE AND FINANCE, INC..

BY: [Signature]
Michael Shelton
ITS: Authorized Agent

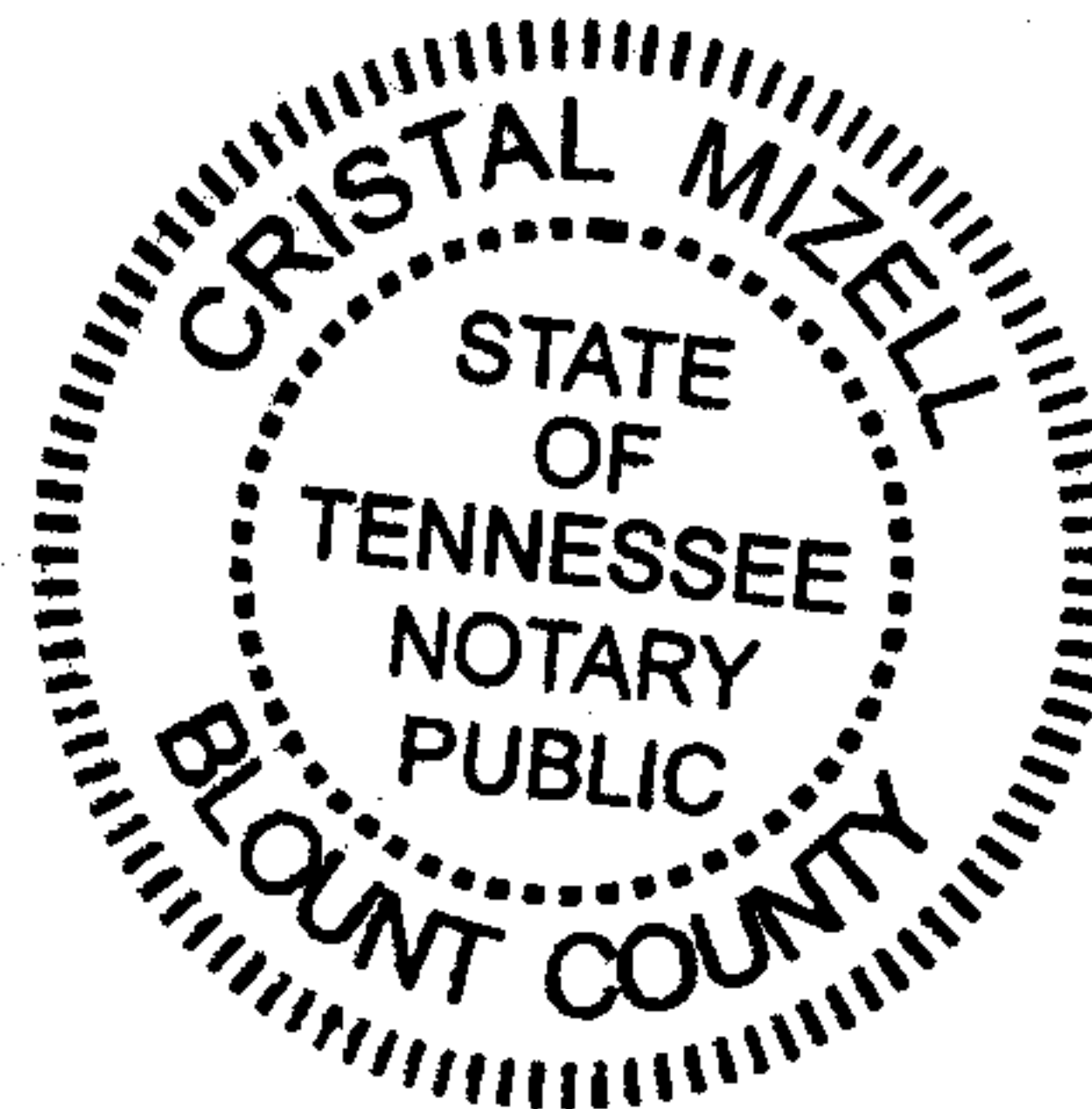
STATE OF Tennessee
COUNTY OF Blount


I, the undersigned authority, a Notary Public in and for said State, hereby certify that Michael Shelton AS Authorized Agent OF VANDERBILT MORTGAGE AND FINANCE, 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 seal of office this 11th day of October, 2017

[Signature]
NOTARY PUBLIC

My commission expires: 2/27/21
THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243




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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 AND FINANCE, INC.	Grantee's Name	DEON ALLEN LOVELL
Mailing Address:	500 ALCOA TRAIL MARYVILLE, TN 37804	Mailing Address:	2916 Hwy 331 Columbiana, AL 35051
Property Address	863 BATES ROAD VINCENT, AL 35178	Date of Sale:	October 16, 2017
		Total Purchaser Price	\$19,000.00

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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" 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 of 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.

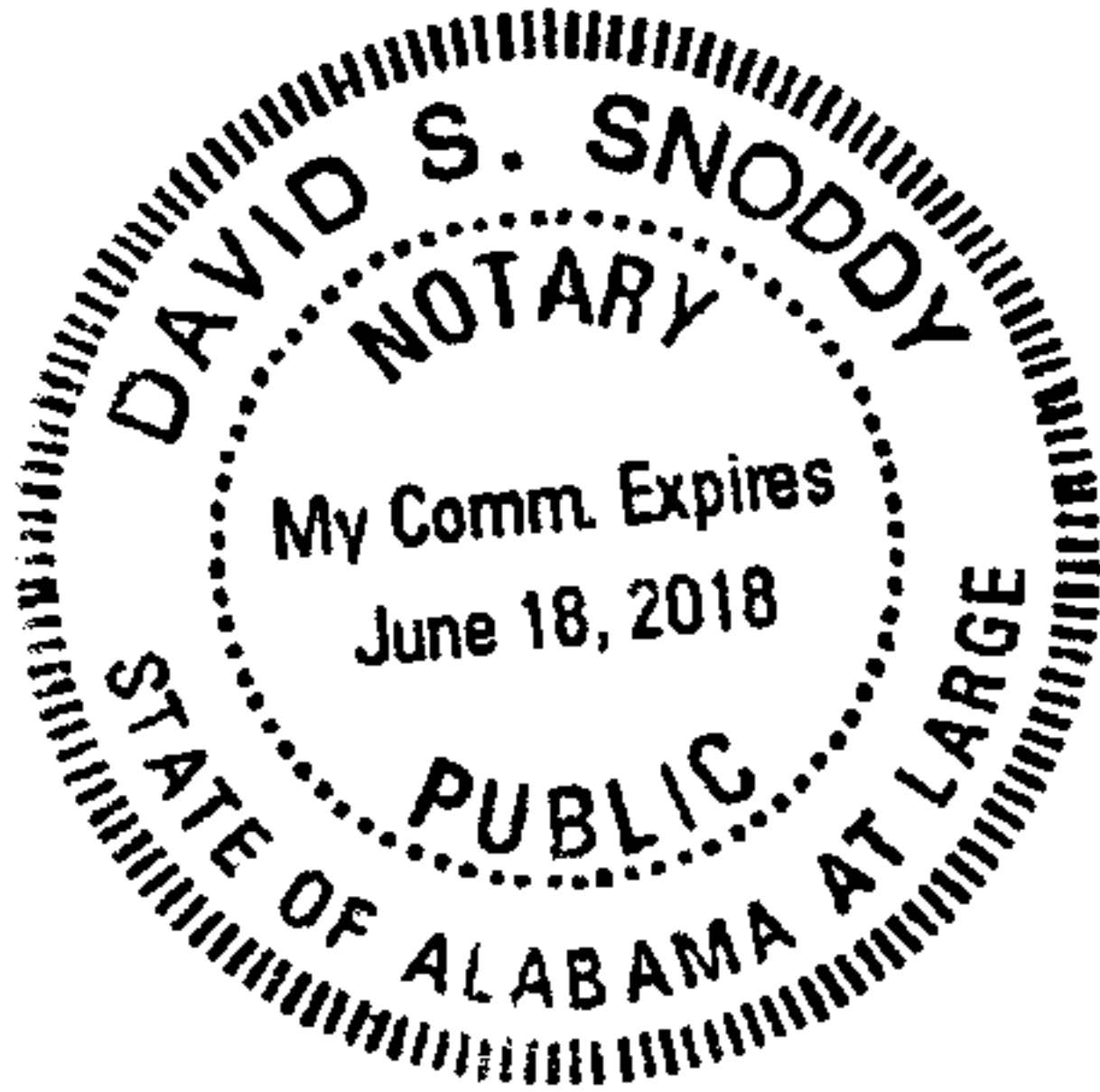
Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 Sec. 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 Sec. 40-22-1 (h).

Date 10/16/17
[Signature]
Unattested _____
(verified by)

Print Deon Lovell
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



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