

20180327000100320
03/27/2018 12:23:47 PM
DEEDS 1/2

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: Candace Renee Graves
105 Overhill Drive
Vincent, AL 35178

SPECIAL WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Eighty Two Thousand Twenty Two Dollars and Eighty Eight Cents (\$82,022.88)** 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 **Candace Renee Graves** (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:

Lot 14, Block 1, according to Pine Hills Subdivision, as shown by Map of said Subdivision, as recorded in Map Book 4, Page 45 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements, reservations and restrictions at record.

Purchase money mortgage in the amount of \$79,146.54 closed simultaneously herewith.

IN WITNESS WHEREOF, the said GRANTOR, by Simon Hughes, Vice President who is authorized to execute this conveyance, with full authority, has hereto set its signature and seal, this the 8th day of March, 2018.

Vanderbilt Mortgage and Finance, Inc.

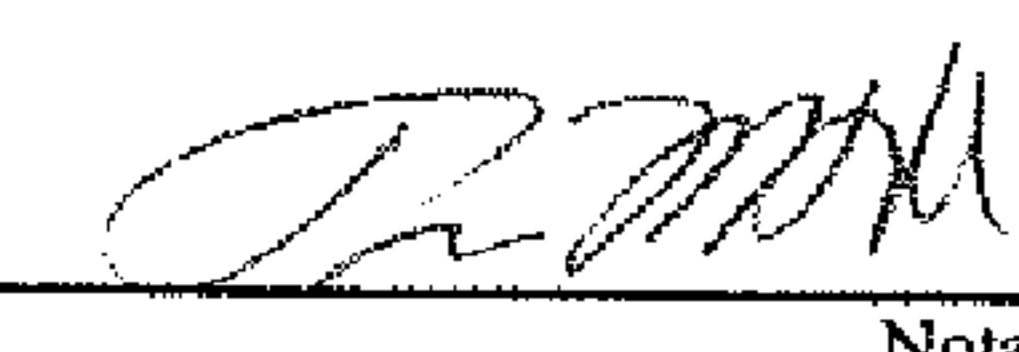
By: 

STATE OF Tennessee

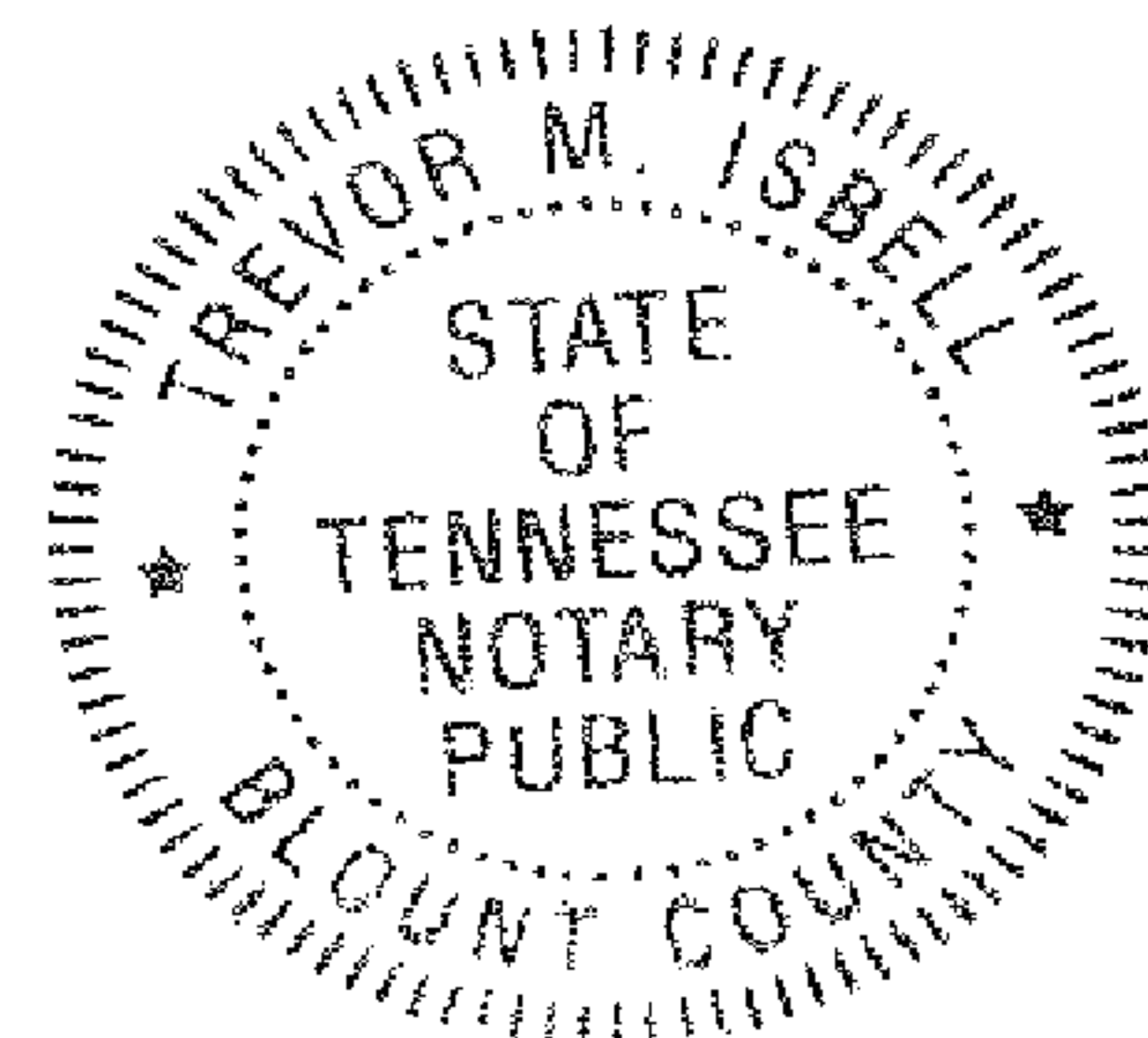
COUNTY OF Blount

I, the undersigned, a Notary Public in and for the said County in said State, hereby certify that Simon Hughes whose name as Vice President 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 8th day of March, 2018.


Notary Public

My Commission Expires: 8/27/19



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	Candace Renee Graves
Mailing Address	500 Alcoa Trail Maryville, TN 37804	Mailing Address	105 Overhill Drive Vincent, AL 35178
Property Address	105 Overhill Drive Vincent, AL 35178	Date of Sale	March 09, 2018
		Total Purchase Price	\$82,022.88
		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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<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 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 March 12, 2018

Print Jessica C Pugh

Unattested

Sign Jessica C Pugh
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/27/2018 12:23:47 PM
\$21.00 CHERRY
20180327000100320

(verified by)

Form RT-1