

This Instrument Prepared By:

\$65,000.00 (Purchase Price)



HARPOLE LAW, LLC

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Fairhope, Alabama 36532
Telephone (251)928-5856

STATE OF ALABAMA

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§
§

SPECIAL WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that **BRANCH BANKING AND TRUST COMPANY, a North Carolina Banking Corporation**, (hereinafter referred to as **GRANTOR**), for and in consideration of the sum of SIXTY FIVE THOUSAND DOLLARS AND NO/100 (\$65,000.00) does hereby, subject to the matters, limitations, and exceptions hereinafter described, grant, bargain, sell, and convey unto **ROBERT ANDREPONT**, (hereinafter referred to as **GRANTEE**), all of its rights title and interest in and to the following real property located in Shelby County, Alabama (the "Real Property"):

A PARCEL OF LAND IN THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID 1/4-1/4 SECTION, THENCE RUN SOUTH ALONG THE EAST 1/4-1/4 LINE A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE A DISTANCE OF 255.65 FEET; THENCE TURN RIGHT 116° 16' 19" AND RUN NORTHWESTERLY 59.97 FEET; THENCE TURN RIGHT 02° 07' 22" AND RUN NORTHWESTERLY 177.09 FEET; THENCE TURN RIGHT 74° 27' 34" AND RUN NORTHEASTERLY 38.25 FEET; THENCE TURN RIGHT 80° 09' 45" AND RUN EASTERLY 12.33 FEET; THENCE TURN LEFT 71° 01' 00" AND RUN NORTHEASTERLY 117.20 FEET; THENCE TURN RIGHT 62° 44' 30" AND RUN EASTERLY 144.83 FEET OT THE POINT OF BEGINNING, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

This conveyance is made to Grantee absolutely and in fee simple together with all and singular rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto, but subject to the following:

1. Taxes for the current and subsequent years.
2. Title to, and easement in, any portion of the property herein described lying within any highways, roads, streets, or other ways.
3. Rights or claims of parties in possession.
4. Transmission Line Permits to Alabama Power Company as shown by instrument recorded in Deed 129, Page 37; Deed 203, Page 556; and Deed 179, Page 81 in the Office of the Judge of Probate for Shelby County, Alabama.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Deed 48, Page 461 in the Office of the Judge of Probate for Shelby County, Alabama.
6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property herein described, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made as to the present ownership of such interest. There may be leases, grants, exceptions or reservations of interests that are not of Public Record.

This instrument and conveyance binds or benefits the parties and their heirs, successors, assigns, next of kin, and personal representatives (as the case may be) as if they were named as Grantor or Grantee in this instrument.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal on this 30 day May, 2018.

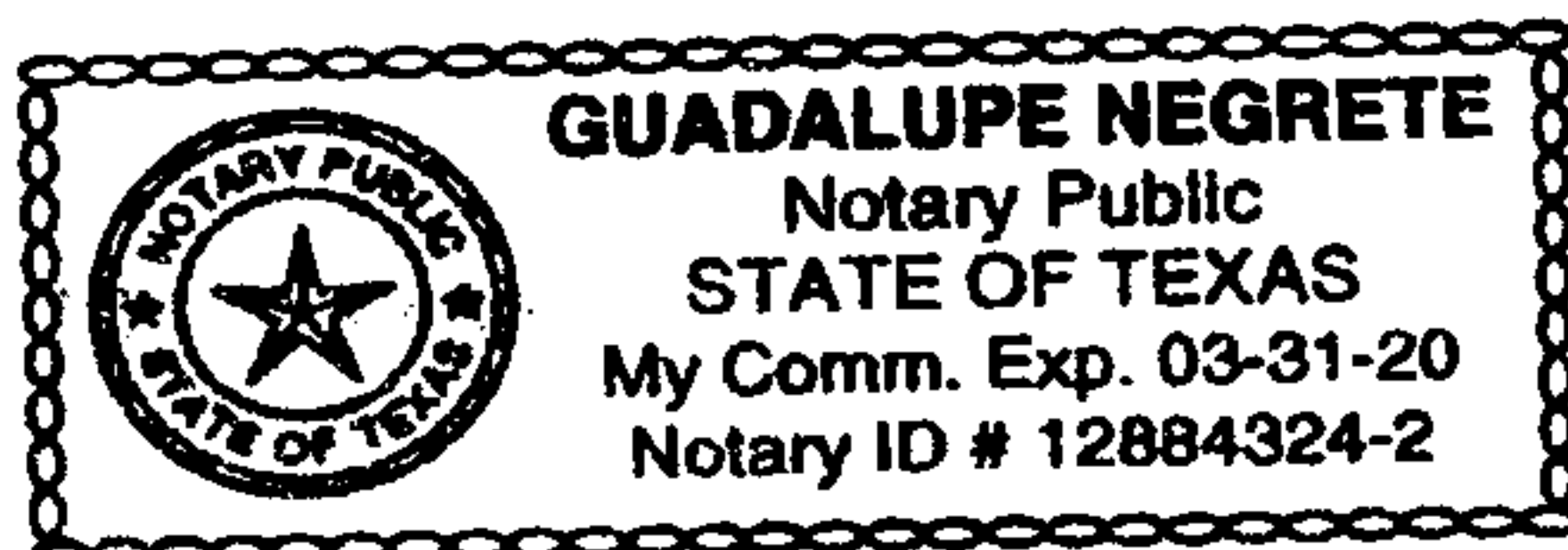
BRANCH BANKING AND TRUST COMPANY

BY: [Signature]
Randall Jenkins, Senior Vice President

STATE OF Texas §
Dallas COUNTY §
§ ss.

I, the undersigned notary public in and for said county in and for said state, hereby certify that, Randall Jenkins, whose name as Senior Vice President, on behalf of Branch Banking and Trust Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, he as such Senior Vice President and with full authority, executed the same voluntarily, for and as the act of Branch Banking and Trust Company, on the day the same bears date.

Given under my hand and official seal on this the 30 day of May, 2018.



[Signature]
Notary Public
My Commission Expires: 3.31.20

Property Address:
307 12th Street NW
Alabaster, AL 35007

Grantor's Address:

200 West 2nd Street
Winston Salem, NC 27101

Grantee's Address:

32 Hunters Trace
Pelham, Alabama 35124

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Branch Banking and Trust Company
 Mailing Address 200 West 2nd Street
Winston Salem, NC 27101

Grantee's Name Robert Andrepont
 Mailing Address 32 Hunters Trace
Pelham, Alabama 35124

Property Address 307 12th Street NW Date of Sale 65,000.00
ALABASTER AL 35007 Total Purchase Price \$ _____
 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)

- ☐ 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 5/31/18

Print DONNA MARTIN

Sign Donna Martin

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 06/01/2018 10:40:32 AM
 \$86.00 CHERRY
 20180601000192340

Donna Martin