

This Instrument Prepared By:

\$274,900.00 (Purchase Price)



HARPOLE LAW, LLC

Ann Harpole, Esq.
82 Plantation Point, PMB #206
Fairhope, Alabama 36532
Telephone (251)928-5856

20180711000246370
07/11/2018 12:44:28 PM
DEEDS 1/3

STATE OF ALABAMA

§
§
§

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 TWO HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED DOLLARS AND NO/100 (\$274,900.00) does hereby, subject to the matters, limitations, and exceptions hereinafter described, grant, bargain, sell, and convey unto **DANIEL VERDIN**, (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"):

LOT 325, ACCORDING TO THE SURVEY OF CREEKSIDE PHASE 2- PART C, AS RECORDED IN MAP BOOK 42, PAGE 121 IN THE PROBATE OFFICE OF 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. Easements, restrictions, setback lines and other matters as shown on the map or plat recorded in Map Book 42, Page 121, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Declaration of Protective Covenants of Trace Crossings (Residential), recorded in Book 708, Page 531 and in Instrument No. 20120823000317130 in the Office of the Judge of Probate for Jefferson County, Alabama (Bessemer Division).
6. Rights assigned to USX Corporation (now known as United States Steel Corporation) in Real 873, Page 269 and 279 in the Office of the Judge of Probate of Jefferson County, Alabama (Bessemer Division).
7. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated January 29, 2018, recorded on January 31, 2018 in Instrument No. 20180131000033110 in the Office of the Judge of Probate for Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.
8. 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 ____ day July, 2018.

BRANCH BANKING AND TRUST COMPANY

BY: Cedric Lash
Cedric Lash, Assistant Vice President

STATE OF North Carolina §
§
Davidson COUNTY § ss.

I, the undersigned notary public in and for said county in and for said state, hereby certify that, Cedric Lash, whose name as Assistant 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 Assistant 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 10th day of July, 2018.

Kimberly T. Vaughn
Notary Public
My Commission Expires: April 2, 2023

KIMBERLY T. VAUGHN
Notary Public
Davidson Co., North Carolina
My Commission Expires Apr. 2, 2023

Property Address:
6388 Black Creek Loop S.
Birmingham, AL 35244

Grantor's Address:
200 West Second Street
Winston Salem, NC 27101

Grantee's Address:
6388 Black Creek Loop S
Hoover, AL 35244

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	Grantee's Name	Daniel Verdin
Mailing Address	200 West Second Street	Mailing Address	6833 Black Creek Loop S
	Winston Salem, NC 27101		Hoover, AL 35244
Property Address	6833 Black Creek Loop S	Date of Sale	7/10/2018
	Hoover, AL 35244	Total Purchase Price \$	274,900.00
		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.

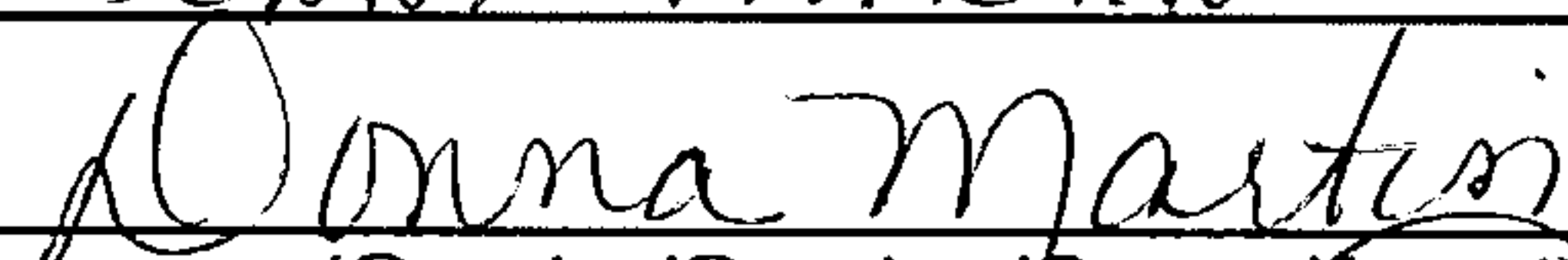
Date of Sale - the date on which interest to the property was conveyed.

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	7/10/18	Print	DONNA MARTIN
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/11/2018 12:44:28 PM
\$49.00 DEBBIE
20180711000246370

