

THIS INSTRUMENT WAS PREPARED BY:

Clayton T. Sweeney, Attorney at Law
2700 Highway 280 East, Suite 160
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Scott M. Peters
815 Bishops Court
Birmingham, AL 35242

STATE OF ALABAMA

COUNTY OF SHELBY

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:
}

SPECIAL WARRANTY DEED

Know all men by these presents, that for and in consideration of **Seven Hundred Thirty Six Thousand and No/100 Dollars (\$736,000.00)** and other good and valuable consideration in hand paid to **Compass Bank**, an Alabama banking corporation (hereinafter referred to as "Grantor") by **Scott M. Peters**, (hereinafter referred to as "Grantee") the receipt and sufficiency of which are acknowledged hereby, Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in **Shelby County, Alabama**, (the "Property"), together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining:

Lot 8, according to the Survey of A Private Subdivision for Single Family Residences Greystone 8th Sector, Phase 1, as recorded in Map Book 21, Page 151, in the Probate Office of Shelby County, Alabama.

This conveyance is subject however, to the following:


1. Ad valorem taxes for 2019 and subsequent years not yet due and payable until October 1, 2019.
2. Mineral and mining rights not owned by Grantor.
3. Easements of record, recorded restrictions, rights of way, agreements and other matters of record.
4. Matters that would be revealed by an accurate survey of the Property or that may be shown on any recorded map or plat of the property.
5. Any applicable zoning, subdivision or other land use ordinances, laws or regulations.

Subject to outstanding statutory rights of redemption which run for a period of one year from the foreclosure date of February 7, 2019 as evidenced by that certain mortgage foreclosure deed recorded in Instrument No. 20190207000040890 and Corrective mortgage foreclosure deed recorded in Instrument No. 20190328000098510 in said Probate Office.

"AS IS" and "WHERE IS", with all faults and specifically and expressly without any warranties, representations, or guaranties of any kind, oral or written, express or implied, concerning the Property or this conveyance from or on behalf of Grantor;

To the maximum extent permitted by law, Grantor makes no representations, warranties or guarantees of any kind, oral or written, express or implied concerning the Property, including, without limitation, (i) the profitability, suitability or fitness of the Property for a particular use or purpose, (ii) the manner or quality of the construction or materials incorporated into the improvements, if any, on the Property, (iii) the manner of repair, quality, state of repair, or lack of repair of the Property, and (iv) the availability of utilities and access of the Property to public roads.

Shelby County, AL 05/23/2019
State of Alabama
Deed Tax: \$736.00


20190523000177210 1/3 \$757.00
Shelby Cnty Judge of Probate, AL
05/23/2019 02:16:41 PM FILED/CERT

To the maximum extent permitted by law, Grantor makes no representations or warranties with regard to compliance with any environmental protection, pollution, or land use laws, rules, regulations, orders or requirements, including but not limited to, those pertaining to the handling, generating, treating, storing, or disposing of any solid waste, as defined by the U.S. Environmental Protection Agency Regulations at 40 C.F.R. Part 2261, or hazardous substances, as defined by the Comprehensive Environmental Response Compensation and Liability Act of 1990, as amended, and regulations promulgated thereunder.

Grantor is not liable or bound in any manner by any verbal or written statement, representations or information pertaining to the Property furnished by any broker, agent, employee, servant, or other person.

Grantor shall not be liable to the Buyer for any prospective or speculative profits, or special, indirect or consequential damages, whether based upon contract, tort, or negligence or in any other manner arising from the transactions contemplated by this conveyance.

TO HAVE AND TO HOLD to the Grantee and Grantee's heirs, successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by Grantor's duly authorized representative this 13th day of May, 2019.

COMPASS BANK
an Alabama banking corporation

By: [Signature]
Printed Name: Jim Shamp
Its: Vice President

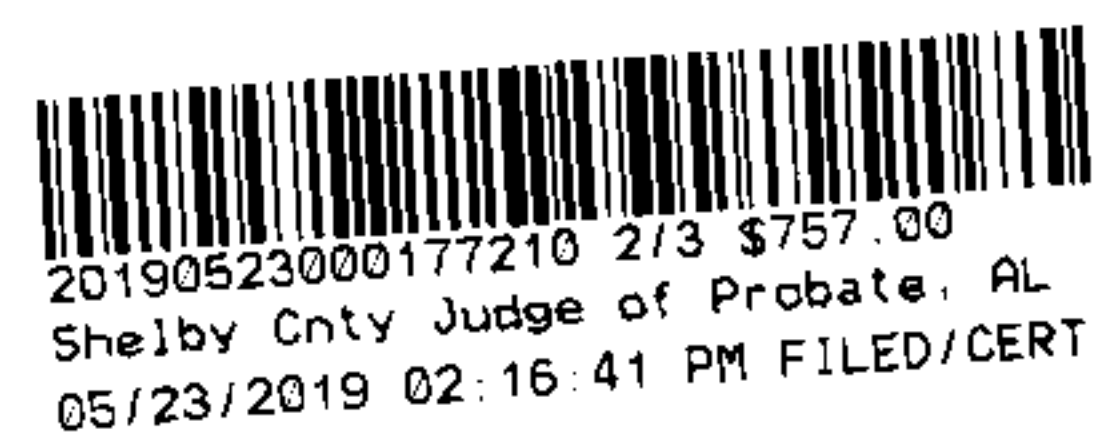
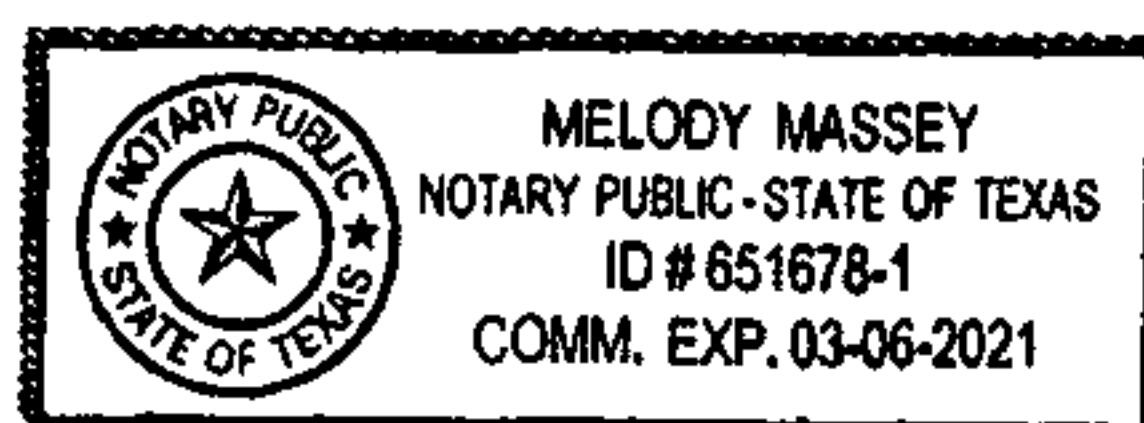
STATE OF TEXAS }
 :
COUNTY OF DALLAS }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jim Shamp, whose name as Vice President on behalf of Compass Bank, an Alabama banking corporation, 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 instrument, he, in his capacity 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 the 13 day of May, 2019.

[NOTARIAL SEAL]

[Signature]
Notary Public
My Commission Expires:



Real Estate Sales Validation Form

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

| | | | |
|------------------|--|-----------------|---|
| Grantor's Name | Compass Bank | Grantee's Name | Scott M. Peters |
| Mailing Address | 15 S. 20 th St. Birmingham, AL 35233 | Mailing Address | 815 Bishops Court Birmingham, AL 35242 |
| Property Address | 815 Bishops Court Birmingham, AL 35242 | Date of Sale | May 15, 2019 |

Total Purchase Price \$ 736,000.00

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 | <input type="checkbox"/> Deed |

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 _____

Unattested

(verified by)

Compass Bank

By:

Print Its Jim Shamp Vice President

Sign

(Grantor/Grantee/Owner/Agent) circle one

