

THIS INSTRUMENT WAS PREPARED BY:

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

SEND TAX NOTICE TO:

Harry A. Burrell
117 Mayfair Lane
Calera, AL 35040

STATE OF ALABAMA}

SPECIAL WARRANTY DEED

COUNTY OF SHELBY}

Know all men by these presents, that for and in consideration of **One Hundred Nineteen Thousand and No/100 Dollars (\$119,000.00)** and other good and valuable consideration in hand paid to **BBVA USA, an Alabama banking corporation, f/k/a Compass Bank** (hereinafter referred to as "Grantor") by **Harry A. Burrell** (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, **Harry A. Burrell**, his heirs and assigns, 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 198, according to the Amended Map of Final Plat of Camden Cove, Sector 6, as recorded in Map Book 30, Page 54 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.

\$89,250.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Subject to outstanding statutory rights of redemption which run for a period of six months (said rights to expire 09/20/19) from the foreclosure date of March 20, 2019, as evidenced by that certain mortgage foreclosure deed recorded in Instrument No. 20190320000090150, 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.

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

Shelby County, AL 06/28/2019
State of Alabama
Deed Tax: \$119.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW



20190628000230820 2/3 \$140.00
Shelby Cnty Judge of Probate, AL
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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, in fee simple, forever.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by Grantor's duly authorized representative this 20th day of June, 2019.

BBVA USA,
an Alabama banking corporation,
f/k/a COMPASS BANK

By: [Signature]
Printed Name: Melody Massey
Its: Vice President

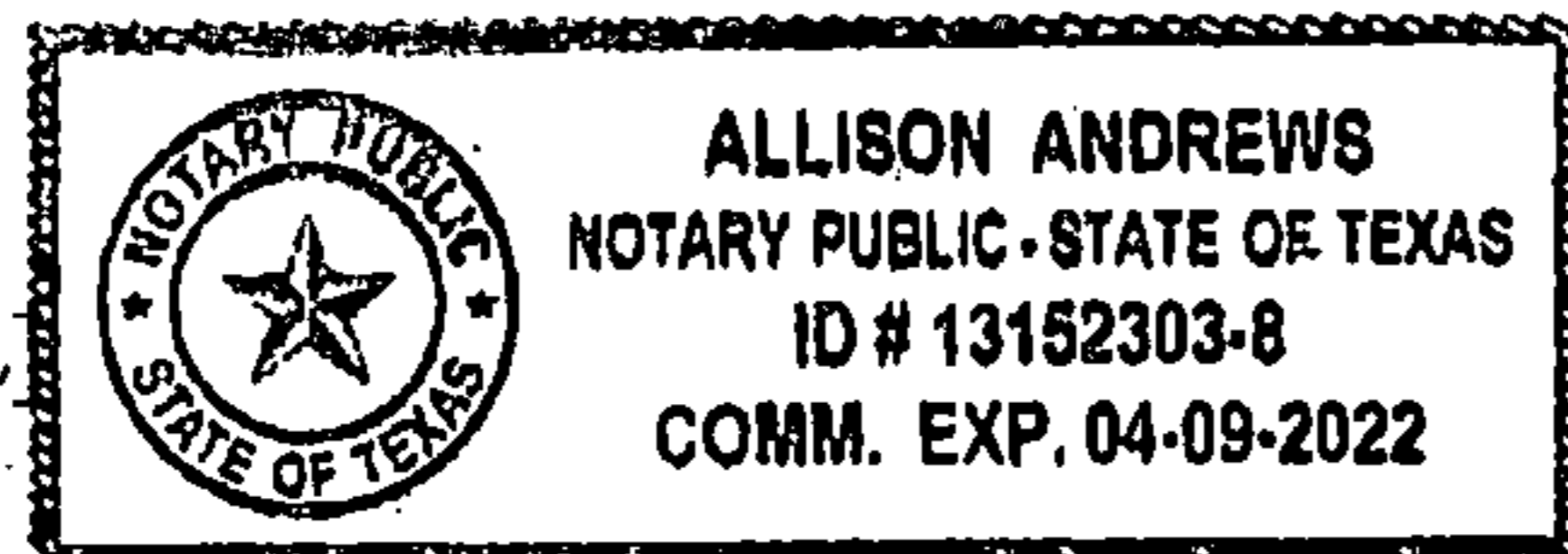
STATE OF TEXAS }

COUNTY OF DALLAS }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Melody Massey, whose name as Vice President on behalf of BBVA USA, an Alabama banking corporation, f/k/a Compass Bank, 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/she, in his/her 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 20 day of June, 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 BBVA USA, an Alabama banking corporation, f/k/a Compass Bank

Grantee's Name Harry A. Burrell

Mailing Address 15 S. 20th St.
Birmingham, AL 35233

Mailing Address 117 Mayfair Lane
Calera, AL 35040

Property Address 117 Mayfair Lane
Calera, AL 35040

Date of Sale June 21, 2019

Total Purchase Price \$ 119,000.00

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)

- ☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other
☐ 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 _____

BBVA USA, an Alabama banking corporation,
f/k/a Compass Bank
Print by: Melody Massey, Vice President

Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



20190628000230820 3/3 \$140.00
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Form RT-1