



20190726000269350 1/3 \$355.00
Shelby Cnty Judge of Probate, AL
07/26/2019 01:44:47 PM FILED/CERT

Instrument Prepared By:

Hornsby & Hornsby, Attorneys at Law
Matthew J. Hornsby
2010 Old Springville Road, Suite 100
Birmingham, AL 35215

Send Tax Notice To:

Birmingham Homebuyers LLC
8949 Roebuck Blvd.
Birmingham, AL 35206

SPECIAL WARRANTY DEED

**STATE OF ALABAMA* KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY***

That in consideration of Ten and NO/100 DOLLARS (\$10.00), and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we, **First Bank of Jasper, A Division of Synovus Bank**, 960 Buford Hwy., Cumming, GA 30041, by its authorized signatory, herein referred to as grantor, whether one or more), does, subject to all matters, exceptions and reservations hereinafter mentioned, hereby GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, **Birmingham Homebuyers LLC** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 17, according to the Survey of Meadow Brook Estates, 2nd Sector, 2nd Phase, as recorded in Map Book 7, Page 130, in the Probate Office of Shelby County, Alabama.

Property Address: 3705 Cumberland Trace, Birmingham, AL 35242

Subject to easements and restrictions of record, and to current taxes a lien but not yet payable.
Mineral and mining rights excepted not owned by grantor.

Subject to 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 the 8th day of April, 2019, and recorded in Instrument # 20190409000115450, in the Probate Office of Shelby County, Alabama.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

TO HAVE AND TO HOLD unto the Grantees, their heirs successors and assigns forever.

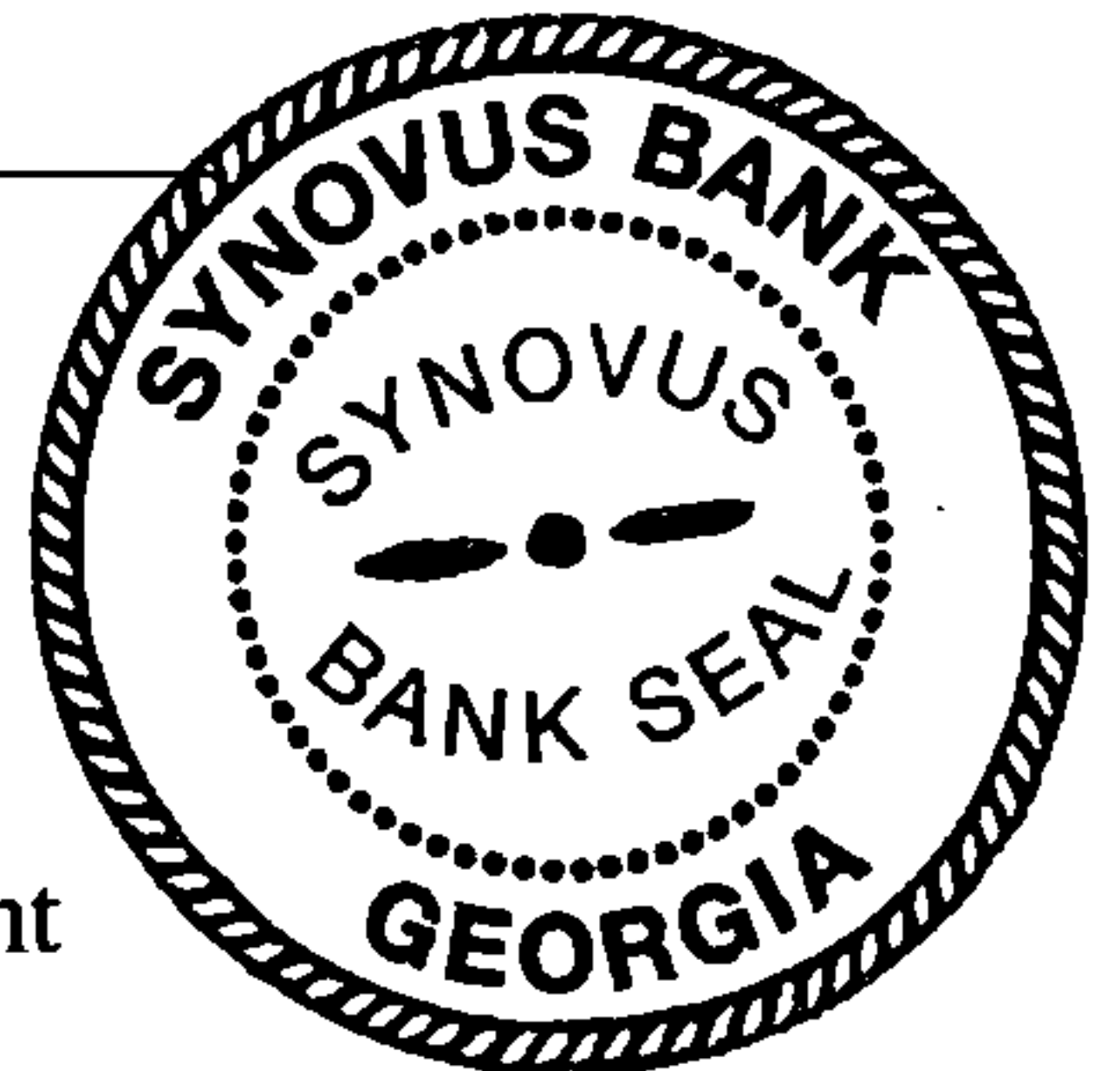
Property Address: 3705 Cumberland Trace, Birmingham, AL 35242

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22 day of July, 2019.

First Bank of Jasper, A Division of Synovus Bank

By: Richard Gordy,
Its: Sr. Director Corp. Credit Admin



STATE OF GEORGIA

*

General Acknowledgment

MUSCOGEE COUNTY *

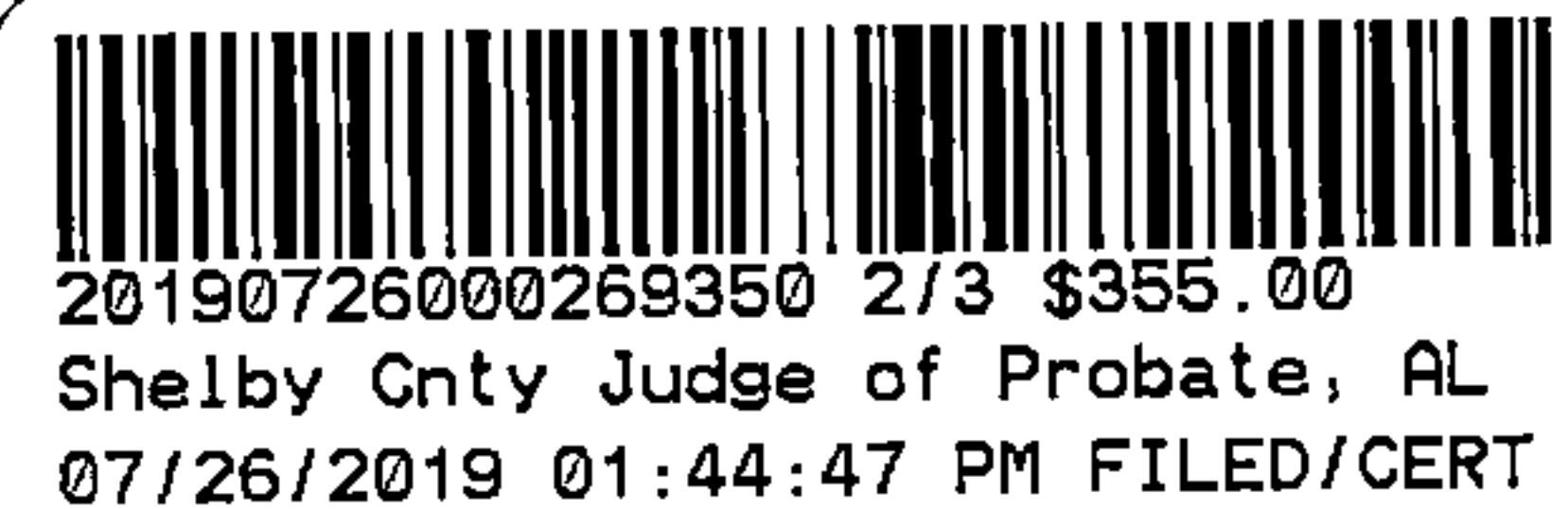
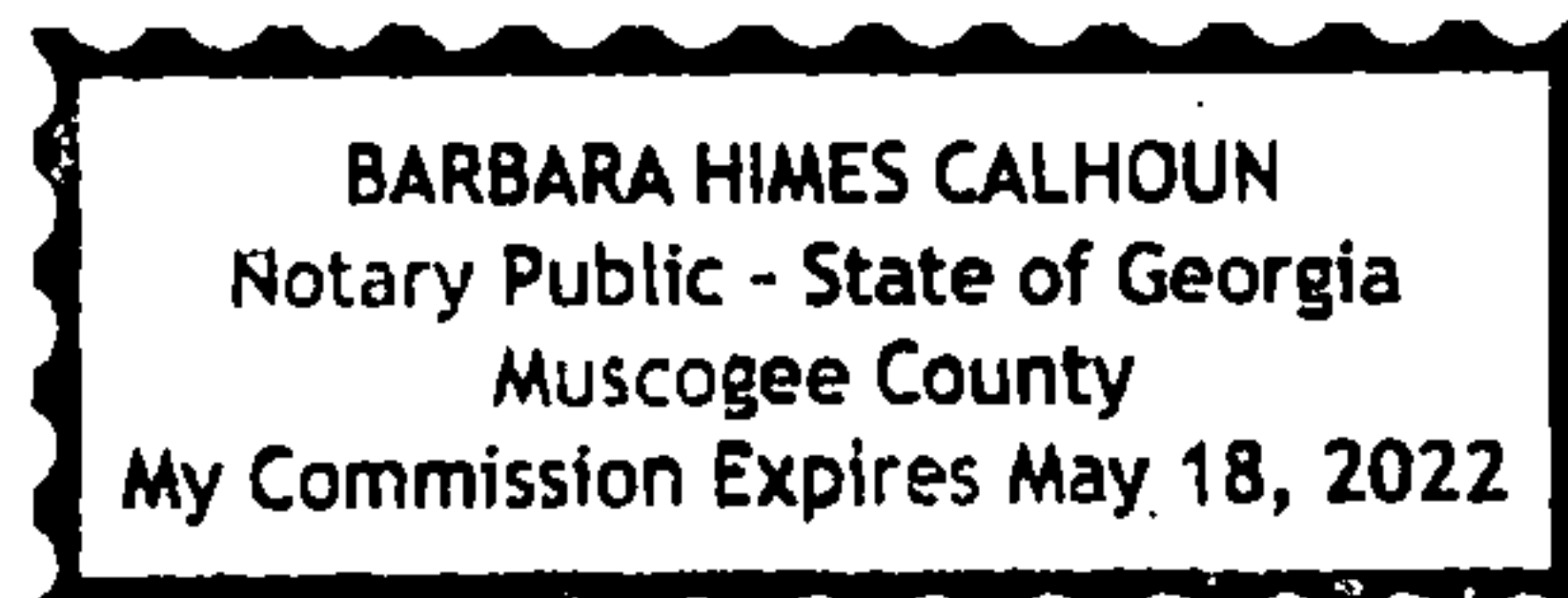
I do hereby certify that, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Richard Gordy, as Sr. Director Corp. Credit Admin for First Bank of Jasper, A Division of Synovus Bank, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, in his/her capacity, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22nd day of July, 2019.

My Commission Expires:

May 18, 2022

Barbara Himes Calhoun
Notary Public



Property Address: 3705 Cumberland Trace, Birmingham, AL 35242

Real Estate Sales Validation Form

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

Grantor's Name First Bank of Jasper,
Mailing Address A Division of Synovus Bank
960 Buford Hwy.
Cumming, GA 30041

Grantee's Name Birmingham Homebuyers LLC
Mailing Address 8949 Roebuck Blvd.
Birmingham, AL 35206

Property Address 3705 Cumberland Trace
Birmingham, AL 35242

Date of Sale 07/25/19
Total Purchase Price \$

or
Actual Value \$


or
Assessor's Market Value \$ 333,520.00

Shelby County, AL 07/26/2019
State of Alabama
Deed Tax: \$334.00

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 Tax Assessor Site


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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 7-25-19

Print

Hornsby & Hornsby

☒ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1