

2 @ 25.00
Tax @ 7.70
32.70

This instrument was prepared by:
David Snoddy
Without opinion
The Snoddy Law Firm LLC
2105 Devereux Circle, Suite 101
Birmingham, AL 35243

Send Tax Notice To: Vivian R Grubbs
130 Winter Drive
Columbiana, AL 35051

SPECIAL WARRANTY DEED

20200529000216190
05/29/2020 03:23:37 PM
DEEDS 1/2

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

That in consideration of **One Hundred Fifty Five Thousand Dollars and Zero Cents (\$155,000.00)** to the undersigned grantor, **Vanderbilt Mortgage and Finance, Inc., a Corporation**, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Vivian R Grubbs** (herein referred to as GRANTEE) in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama to-wit:

PARCEL I: Commence at the Southwest corner of the Southwest ¼ of the Southeast ¼ of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama; thence run North along the West line of the said ¼ ¼ for 454.68 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for 328.45 feet; thence turn an angle to the right of 90 degrees 02 minutes 23 seconds and run East for 1454.67 feet; thence turn an angle to the right of 79 degrees 18 minutes 55 seconds and run Southeast for 194.26 feet; thence turn an angle to the left of 01 degrees 01 minutes 18 seconds and run Southeast for 116.82 feet; thence turn an angle to the right of 06 degrees 06 minutes 30 seconds and run Southeast for 99.41 feet; thence turn an angle to the right of 96 degrees 28 minutes 50 seconds and run West for 196.90 feet; thence turn an angle to the right of 02 degrees 15 minutes 17 seconds and run Northwest for 1328.97 feet to the point of beginning.

PARCEL II: Begin at the Southwest corner of the Southwest ¼ of the Southeast ¼ of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama; thence run North along the West line of the said ¼ ¼ for 454.68 feet; thence turn an angle to the right of 93 degrees 10 minutes 37 seconds and run Southeast for 1328.97 feet; thence turn an angle to the right of 88 degrees 00 minutes 13 seconds and run South for 97.06 feet; thence turn an angle to the right of 89 degrees 42 minutes 36 seconds and run West for 209.99 feet; thence turn an angle to the left of 89 degrees 45 minutes 16 seconds and run South for 59.99 feet; thence turn an angle to the right of 89 degrees 47 minutes 00 seconds and run West for 209.99 feet; thence turn an angle to the left of 89 degrees 44 minutes 20 seconds and run South for 210.00 feet; thence turn an angle to the right of 87 degrees 30 minutes 06 seconds and run West for 899.73 feet to the point of beginning.

INCLUDING one (1) 2009 Southern manufactured home DSD4AL53658AB

Subject to easements, reservations and restrictions at record.

Purchase money mortgage in the amount of \$147,250.00 closed simultaneously herewith.

IN WITNESS WHEREOF, the said GRANTOR, by Michael Shelton its, Authorized Agent who is authorized to execute this conveyance, with full authority, has hereto set its signature and seal, this the 18th day of May, 2020

Vanderbilt Mortgage and Finance, Inc.

By:

Michael Shelton, Authorized Agent
Printed Name and Title

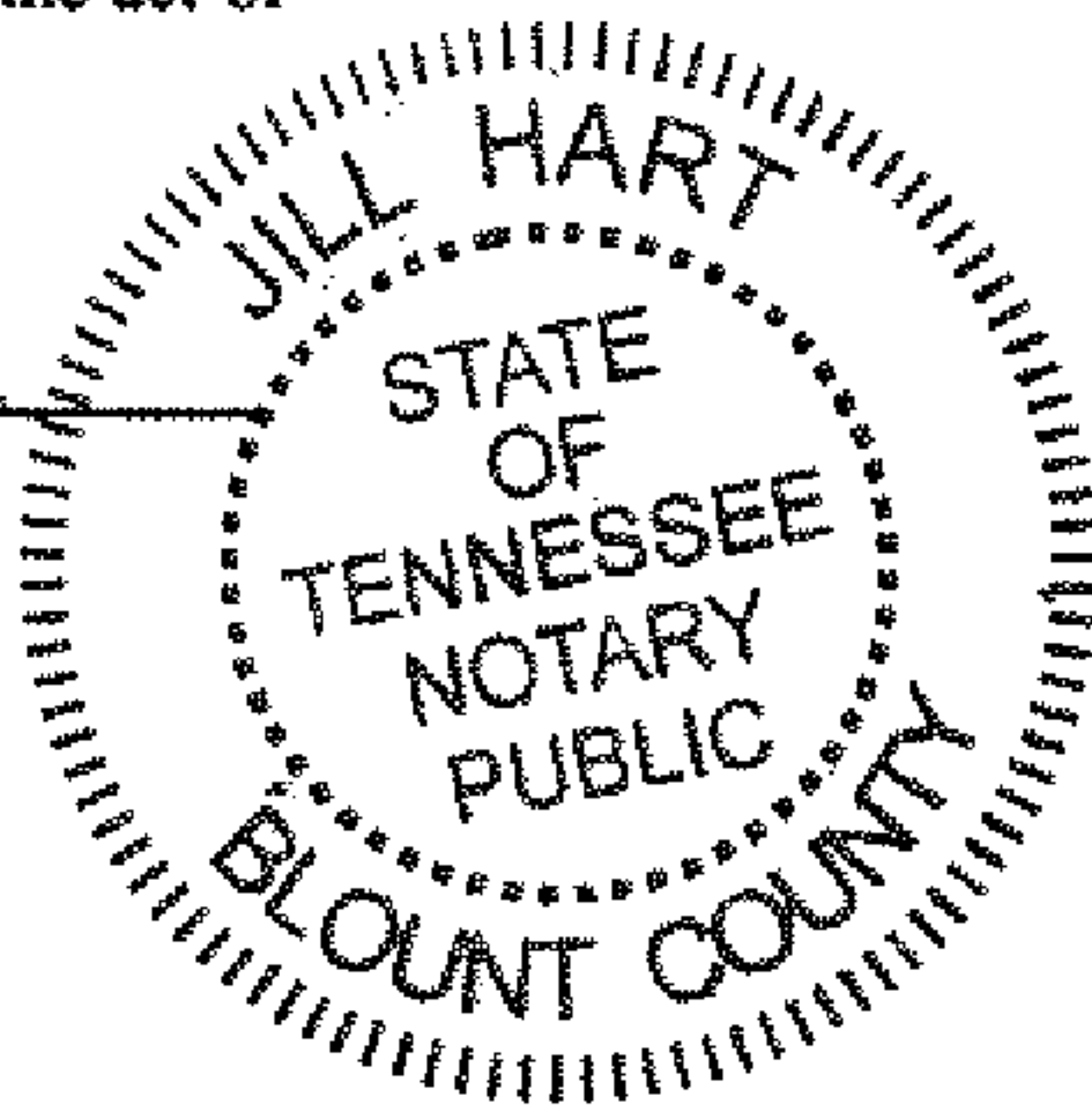
STATE OF Tennessee
} COUNTY OF Blount

I, the undersigned, a Notary Public in and for the said County in said State, hereby certify that Michael Shelton whose name as Authorized Agent of Vanderbilt Mortgage and Finance, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 18th day of May, 2020.

Jill Hart
Notary Public

My Commission Expires: 1-30-21



Real Estate Sales Validation Form

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

Grantor's Name	Vanderbilt Mortgage and Finance, Inc.	Grantee's Name	Vivian R Grubbs
Mailing Address	500 Alcoa Trail Maryville, TN 37804	Mailing Address	130 Winter Drive Columbiana, AL 35051
Property Address	130 Winter Drive Columbiana, AL 35051	Date of Sale	May 18, 2020
		Total Purchase Price	\$155,000.00
		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	☐ 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.

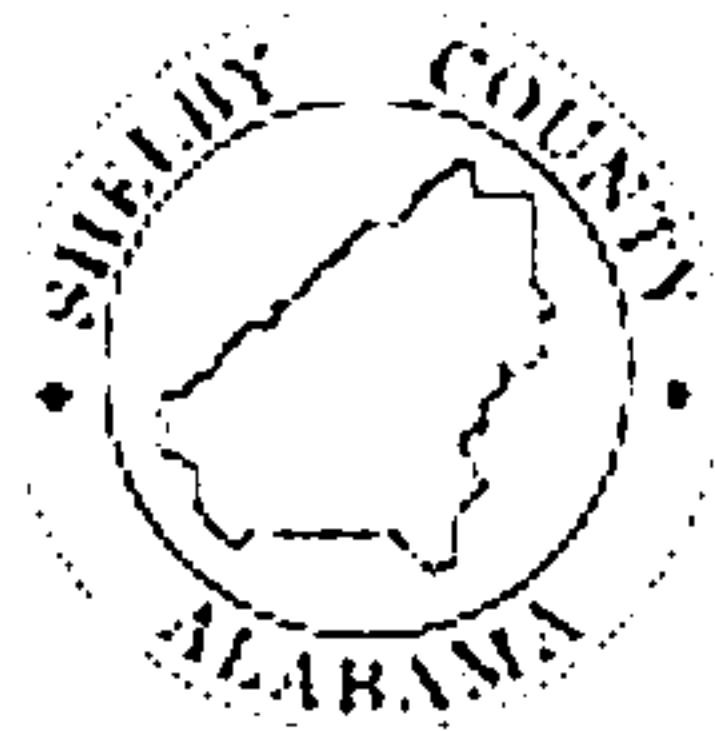
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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	May 18, 2020	Print	Vivian R Grubbs
Unattested	(verified by)	Sign	 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/29/2020 03:23:37 PM
\$33.00 CHERRY
20200529000216190

Allen S. Bayl