

This instrument was prepared by:  
Mike T. Atchison, Attorney  
PO Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
Pam Potts

**SPECIAL WARRANTY DEED**

State of Alabama)  
County of Shelby) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **TWENTY FIVE THOUSAND DOLLARS AND 00/100 (\$25,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged **21<sup>st</sup> Mortgage Corporation** (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **Pam Potts** (herein referred to as "Grantee", whether one or more than one), the real estate described herein:

***Lots 3 and 4, Anchor Valley, a subdivision, according to a map or plat thereof which is on file of record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 22, Page 68.***

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its corporate capacity, and the undersigned expressly limits its liability hereunder to the representative capacity named.

IN WITNESS WHEREOF, the said Grantor, by its Authorized Signor, Troy D. Suggs, who is authorized to execute this conveyance, has hereto set its signature and seal this 29 day of July, 2020.

**21<sup>st</sup> Mortgage Corporation**

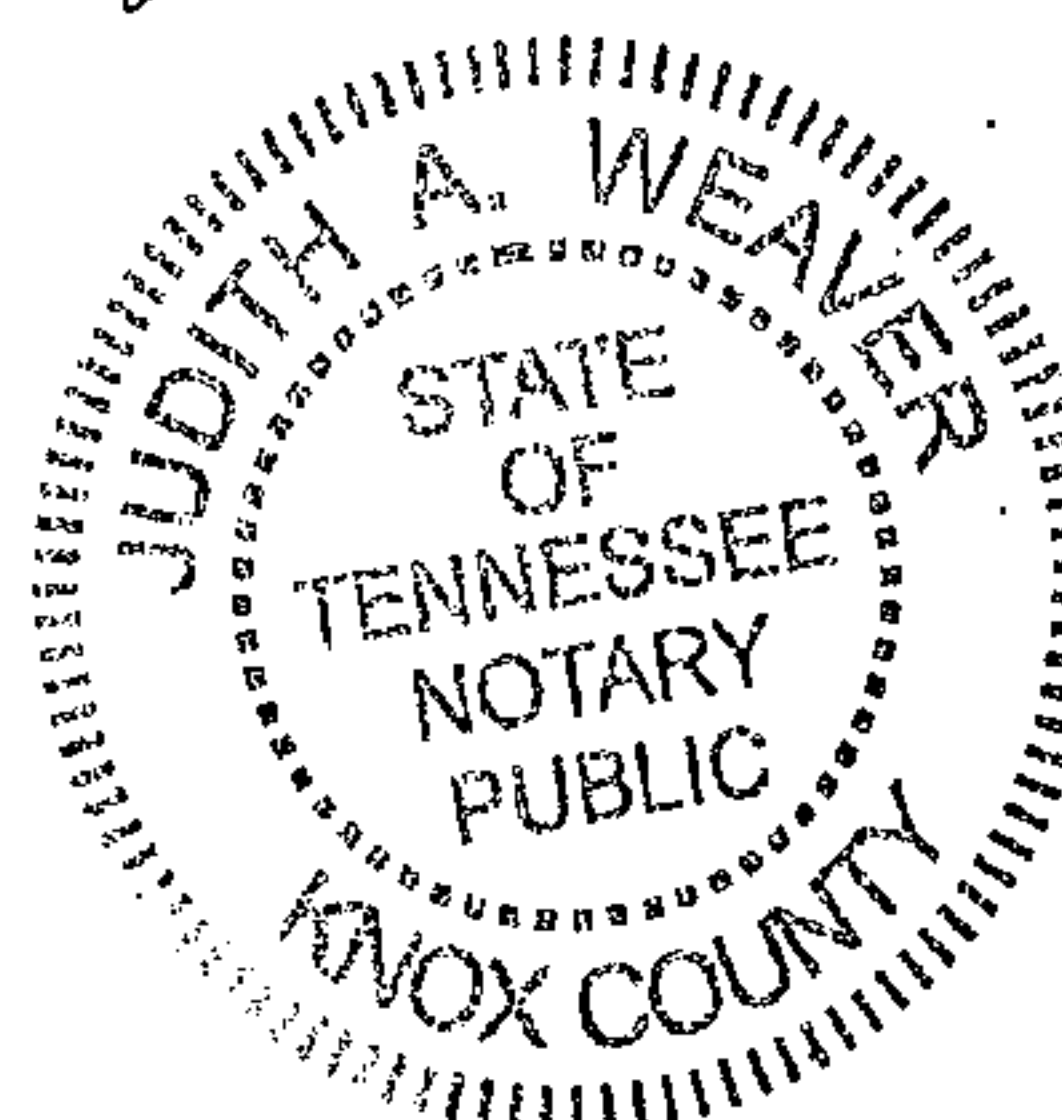
By: T. D. Suggs  
Name: Troy D. Suggs  
Title: Authorized Signor

State of TN)  
County of Knox)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Troy D. Suggs, as Authorized Signor of **21<sup>st</sup> Mortgage 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/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 29 day of July, 2020.

Judith A. Weaver  
Notary Public  
My Commission expires: 6-27-23



## Real Estate Sales Validation Form

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

Grantor's Name	<u>21ST MORTGAGE CORPORATION</u>	Grantee's Name	<u>Pam Potts</u>
Mailing Address	<u></u>	Mailing Address	<u>5550 Birmingham Rd</u> <u>Sylvan Springs, AL 35118</u>
Property Address	<u>8201 S Main Street</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>July 31, 2020</u>
		Total Purchase Price	<u>\$25,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>XX</u>	Bill of Sale	<u></u>	Appraisal
<u></u>	Sales Contract	<u></u>	Other
<u></u>	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 July 29, 2020

Print Pam Potts

Unattested

Sign Pam Potts

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/03/2020 08:20:57 AM  
\$50.00 CHERRY  
20200803000324920

*Allen S. Bayl*

Form RT-1