

SEND TAX NOTICE TO:
DAGOBERTO GARCIA GONZALEZ and CLAVEL DALILA RAMIREZ GONZALEZ
70 HILLSDALE DRIVE
COLUMBIANA, AL 35051

SPECIAL WARRANTY DEED

THE STATE OF ALABAMA
Shelby COUNTY

Know All Men by These Presents: That for and in consideration of Fifty-Seven Thousand and 00/100 (\$57,000.00) in hand paid to the undersigned VANDERBILT MORTGAGE AND FINANCE, INC. (hereinafter referred to as "Grantor") by DAGOBERTO GARCIA GONZALEZ and CLAVEL DALILA RAMIREZ GONZALEZ (hereinafter referred to as "Grantees"), I VANDERBILT MORTGAGE AND FINANCE, INC. do hereby grant, bargain, sell and convey to said Grantee(s) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to easements, restrictive covenants, reservations, conditions, set back lines, limitations, and rights of way as shown by public records.

Subject to any mineral or mining rights leased, granted or retained by prior owners

Subject to ad valorem taxes for the current year and subsequent years.

TO HAVE AND TO HOLD to Grantee, their heirs and assigns forever.

In Witness Whereof, I/we have hereunto set our hand(s) and seal(s), this the 17th day of October, 2023.

VANDERBILT MORTGAGE AND FINANCE, INC.

BY:

MICHAEL SHELTON, AUTHORIZED SIGNATORY

STATE OF ~~ALABAMA~~ Tennessee
COUNTY OF ~~JEFFERSON~~ Blount

I, the undersigned authority, a Notary Public in and for said State, hereby certify that MICHAEL SHELTON, AUTHORIZED SIGNATORY OF VANDERBILT MORTGAGE AND FINANCE, INC. 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 seal of office this 17th day of October, 2023

NOTARY PUBLIC

My commission expires: 2-28-2024

THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

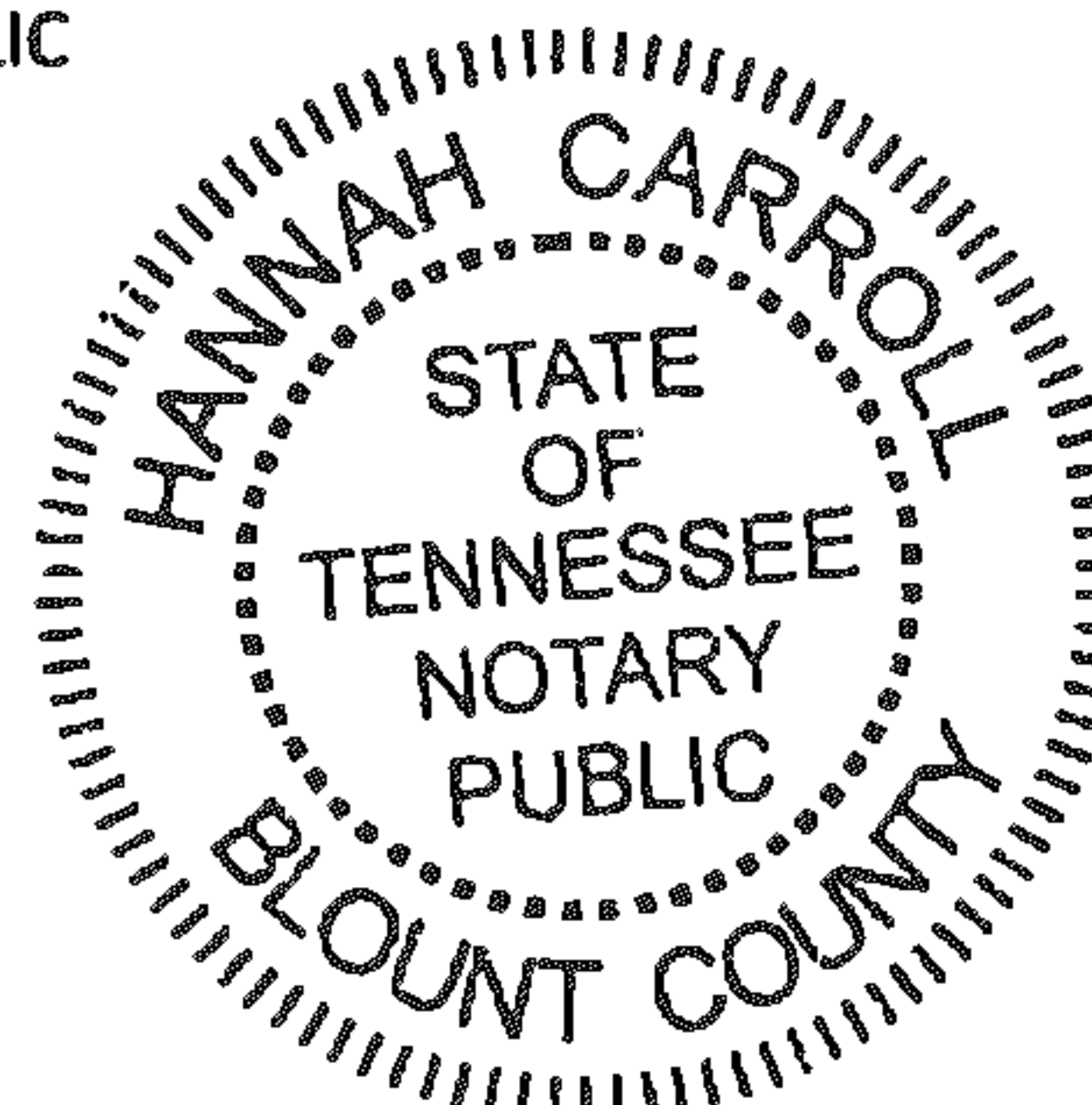


EXHIBIT A
LEGAL DESCRIPTION

Parcel I

Commence at the SW corner of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama; thence N 00°00'00" W a distance of 1311.80'; thence N 89°26'20" E a distance of 660.64'; thence S 03°23'02" E a distance of 68.40' to the point of beginning; thence continue S 03°23'02" E a distance of 287.45'; thence S 89°28'05" E a distance of 200.00'; thence N 03°20'15" W a distance of 64.94'; thence N 89°26'15" W a distance of 60.04'; thence N 02°32'07" E a distance of 167.60'; thence N 70°47'16" W a distance of 170.02' to the point of beginning.

Less and Except:

Commence at the SW Corner of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama; thence N00°00'00"W a distance of 1311.80'; thence N89°26'20"E a distance of 660.64'; thence S03°23'02"E a distance of 68.40' to the Point of Beginning; thence continue S03°23'02"E a distance of 82.22'; thence N90°00'00"E a distance of 154.54'; thence N02°32'07"E a distance of 26.15'; thence N70°47'16"W a distance of 170.02' to the Point of Beginning.

Parcel II

A 20.00' Wide Ingress/Egress Easement, lying 10.00' either side of and parallel to the following described centerline:

Commence at the SW Corner of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama; thence N00°00'00"W a distance of 1311.80'; thence N89°26'20"E a distance of 660.64'; thence S03°23'02"E a distance of 150.62' thence N00°00'00"E a distance of 53.84' to the Point of Beginning of said Centerline; thence N32°18'26"W a distance of 11.58'; thence N08°36'06"W a distance of 60.51'; thence N34°08'37"W a distance of 30.49' to the South line of an existing 60' Ingress/Egress Easement, as recorded in Instrument #2001-51889, per Map Book 50, Page 85, in the Office of the Judge of Probate of Shelby County, Alabama. Easement to extend and/or trim at the South line of subject property and the South line of above said existing 60' Easement.

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 DAGOBERTO GARCIA GONZALEZ
 Mailing Address: 500 ALCOA TRAIL Mailing Address: 70 HILLSDALE DRIVE
 MARYVILLE, TN 37804 COLUMBIANA, AL 35051

Property Address 70 HILLSDALE DRIVE
 COLUMBIANA, AL 35051

Date of Sale: October 17, 2023

Total Purchaser Price \$57,000.00

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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date _____

Print Dagoberto Garcia

Unattested _____
 (verified by)

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/20/2023 01:55:45 PM
 \$85.00 BRITTANI
 20231020000310730

Alvin S. Bayl