

Send Tax Notice to:
Jacob Isaac Stratton and Ashleigh
Stratton

410 Depot Street
Wilton, AL 35187

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-24-4432**

STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED FIFTY NINE THOUSAND AND 00/100 (\$159,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Vanderbilt Mortgage & Finance, Inc., a Tennessee Corporation** (herein referred to as “Grantor,” whether one or more), whose mailing address is

500 Alcoa Trail, Maryville, TN 37804

by **Jacob Isaac Stratton and Ashleigh Stratton** (herein referred to as “Grantee,” whether one or more), whose mailing address is

410 Depot Street, Wilton, AL 35187

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **410 Depot Street, Wilton, AL 35187**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$156,120.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

This Property is sold AS IS, and Grantor only warrants title from the time the Grantor obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 2nd day of July, 2024

Vanderbilt Mortgage & Finance, Inc., a Tennessee Corporation

By: [Signature]
Michael Shelton, Authorized Agent

State of Tennessee
County of Blount

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Shelton, Authorized Agent, whose name(s) as Authorized Agent(s) of Vanderbilt Mortgage & Finance, Inc., a/an Tennessee 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 Vanderbilt Mortgage & Finance, Inc., on the day the same bears date.

Given under my hand and official seal this 2nd day of July, 2024

[Signature]
Notary Public
Hannah Carroll
Printed Name
My Commission Expires: 2-28-28

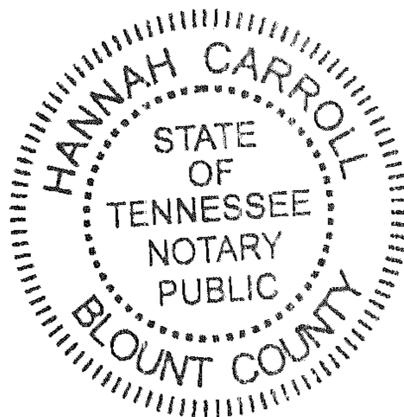


EXHIBIT A

Property 1:

Commence at the NE corner of the SW 1/4 of the NE 1/4 of Section 8, Township 24 North, Range 12 East, said corner being the point of beginning; thence run West along said 1/4 — 1/4 line a distance of 143.9 feet; thence turn an angle of 114°00'15" left and run a distance of 92.23 feet; thence turn an angle of 39°18'14" left and run a distance of 250.00 feet; thence turn an angle of 101°48'43" left and run a distance of 274.05 feet; thence turn an angle of 124°51'48" left and run a distance of 200.00 feet to the point of beginning, containing 1.0 acre. Property is subject to any and all agreements, easements, restrictions, and or limitations of probated records and or applicable law.

INCLUDING one (1) 2005 Cavalier manufactured home, Model RS06B6216, Serial No. CVO05AL0457038AB, permanently affixed thereto.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/09/2024 03:43:58 PM
\$31.00 PAYGE
20240709000207660

Alvin S. Bayl