



20141211000389320 1/6 \$115.50
Shelby Cnty Judge of Probate, AL
12/11/2014 11:59:19 AM FILED/CERT

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

Send Tax Notice to:
Shane M. Jones

SPECIAL WARRANTY DEED

State of Alabama)
Talladega County)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **THREE HUNDRED FORTY FIVE THOUSAND DOLLARS AND 00/100 (\$345,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged **RENASANT BANK, SUCCESSOR IN INTEREST BY MERGER WITH MERCHANTS AND FARMERS BANK** (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **Shane M. Jones** (herein referred to as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached hereto, subject to all matters set forth on Exhibit B, attached hereto.

\$345,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

IN WITNESS WHEREOF, the said Grantor, by Kent Dees its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal this 8 day of December, 2014.

**Renasant Bank, successor in interest
by merger with Merchants and
Farmers Bank**

State of Mississippi)
LEE County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that KENT DEES as Vice President of **RENASANT BANK, SUCCESSOR IN INTEREST BY MERGER WITH MERCHANTS AND FARMERS BANK**, 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, h/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 8th day of Dec., 2014.



Notary Public
My Commission expires:

Shelby County, AL 12/11/2014
State of Alabama
Deed Tax: \$86.50



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EXHIBIT A
Legal Description

PARCEL 1

Commence at the NW Corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence S03°31'01"W, a distance of 661.16'; thence S03°27'03"W, a distance of 279.34'; thence S88°43'47"E, a distance of 355.60'; thence S27°15'24"W, a distance of 222.80'; thence S27°28'20"W, a distance of 92.84'; thence S80°37'04"E, a distance of 7.23' to a point on the Northeasterly R.O.W. line of Daisy Lane and a curve to the left, having a radius of 56.24, a central angle of 48°41'45", and a chord which bears S14°57'56"E, and a chord distance of 46.37'; thence along the arc of said curve and said R.O.W. line, a distance of 47.80'; thence S37°33'29"E and along said R.O.W. line, a distance of 84.61' to the POINT OF BEGINNING, said point being a curve to the right, having a radius of 1220.00, a central angle of 05°52'21", and a chord which bears S36°08'23"E, and a chord distance of 124.99'; thence along the arc of said curve and said R.O.W. line, a distance of 125.04'; thence S85°24'45"E and leaving said R.O.W. line, a distance of 312.32' to a point on the Northwesterly R.O.W. line of Alabama Highway 119 and the beginning of a curve to the right, having a radius of 3040.00, a central angle of 01°52'55", and a chord which bears N23°00'58"E, and a chord distance of 99.84'; thence along the arc of said curve and said R.O.W. line, a distance of 99.85'; thence N85°24'45"W and leaving said R.O.W. line, a distance of 425.43' to the POINT OF BEGINNING.

PARCEL 2

Commence at the NW Corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence S03°31'01"W, a distance of 661.16'; thence S03°27'03"W, a distance of 279.34'; thence S88°43'47"E, a distance of 355.60'; thence S27°15'24"W, a distance of 222.80'; thence S27°28'20"W, a distance of 92.84'; thence S80°37'04"E, a distance of 7.23' to a point on the Northeasterly R.O.W. line of Daisy Lane and a curve to the left, having a radius of 56.24, a central angle of 48°41'45", and a chord which bears S14°57'56"E, and a chord distance of 46.37'; thence along the arc of said curve and said R.O.W. line, a distance of 47.80'; thence S37°33'29"E and along said R.O.W. line, a distance of 84.61' to a curve to the right, having a radius of 1220.00, a central angle of 05°52'51", and a chord which bears S36°08'23"E, and a chord distance of 124.99'; thence along the arc of said curve and said R.O.W. line, a distance of 125.01' to the POINT OF BEGINNING; thence S85°24'45"E and leaving said R.O.W. line, a distance of 194.17'; thence S03°57'58"W, a distance of 184.35' to a point on the Northerly R.O.W. line of Daisy Lane; thence S88°11'57"W and along said R.O.W. line, a distance of 55.80' to a curve to the right, having a radius of 20.00, a central angle of 65°25'03", and a chord which bears N59°05'32"W, and a chord distance of 21.61'; thence along the arc of said curve and said R.O.W. line, a distance of 22.84'; thence N28°12'31"W and along said R.O.W. line, a distance of 71.92' to a curve to the left, having a radius of 1220.00, a central angle of 06°51'37", and a chord which bears N29°46'24"W, and a chord distance



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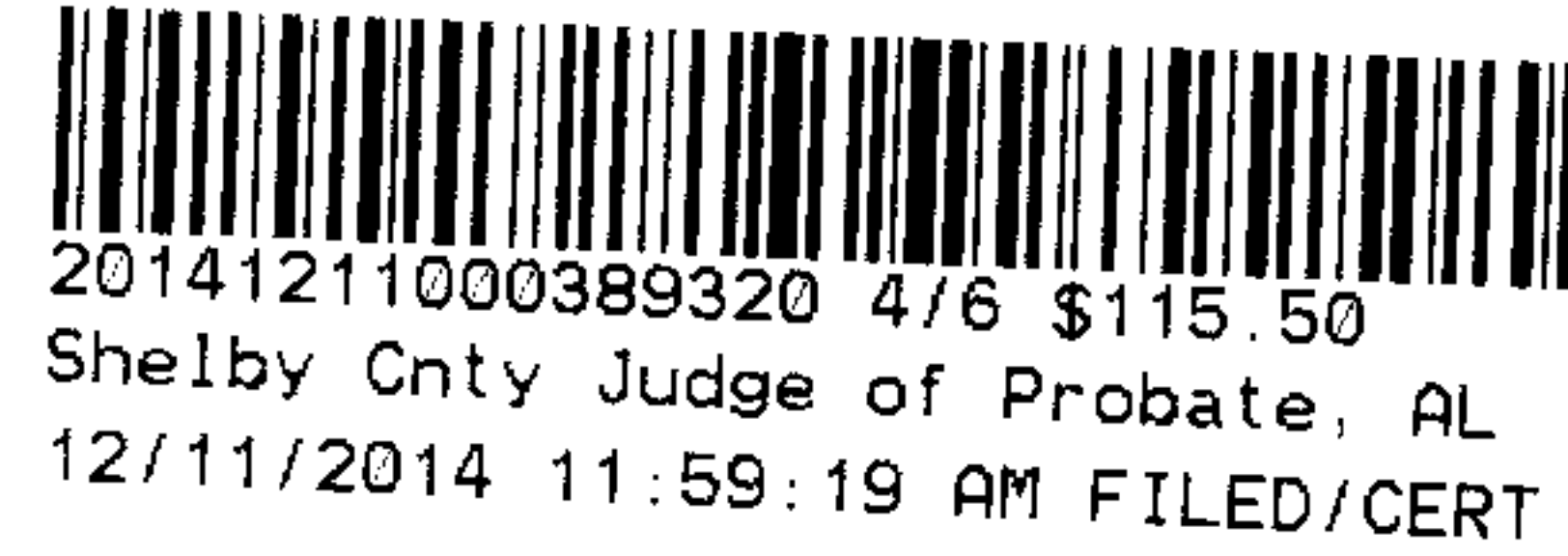
of 145.99'; thence along the arc of said curve and said R.O.W. line, a distance of 146.07' to the POINT OF BEGINNING.

PARCEL 3 - Being Parcel number 23-6-14-2-002-027.000 as shown in the Shelby County Tax Assessors Office on the 2001 tax map and being more particularly described as follows:

Commence at the NW Corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence S03°31'01"W, a distance of 661.16'; thence S03°27'03"W, a distance of 279.34'; thence S88°43'47"E, a distance of 355.60'; thence S27°15'24"W, a distance of 222.80'; thence S27°28'20"W, a distance of 92.84'; thence S80°37'04"E, a distance of 7.23' to a point on the Northeasterly R.O.W. line of Daisy Lane and a curve to the left, having a radius of 56.24, a central angle of 48°41'45", and a chord which bears S14°57'56"E, and a chord distance of 46.37'; thence along the arc of said curve and said R.O.W. line, a distance of 47.80'; thence S37°33'29"E and along said R.O.W. line, a distance of 84.61' to a curve to the right, having a radius of 1220.00, a central angle of 05°52'51", and a chord which bears S36°08'23"E, and a chord distance of 124.99'; thence along the arc of said curve and said R.O.W. line, a distance of 125.01'; thence S85°24'45"E and leaving said R.O.W. line, a distance of 312.32' to a point on the Northwesterly R.O.W. line of Alabama Highway 119 and the beginning of a curve to the left, having a radius of 3040.00, a central angle of 01°35'27", and a chord which bears S21°16'47"W, and a chord distance of 84.41'; thence along the arc of said curve and said R.O.W. line, a distance of 84.41' to the POINT OF BEGINNING, said point being a curve to the left, having a radius of 3040.00, a central angle of 01°52'28", and a chord which bears S19°32'50"W, and a chord distance of 99.45'; thence along the arc of said curve and said R.O.W. line, a distance of 99.45' to a point on the Northerly R.O.W. line of Daisy Lane; thence S88°11'57"W, a distance of 66.64'; thence N20°20'33"E and leaving said R.O.W. line, a distance of 100.00'; thence N88°11'57"E, a distance of 65.15' to the POINT OF BEGINNING.

PARCEL 3A

Commence at the NW Corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence S03°31'01"W, a distance of 661.16'; thence S03°27'03"W, a distance of 279.34'; thence S88°43'47"E, a distance of 355.60'; thence S27°15'24"W, a distance of 222.80'; thence S27°28'20"W, a distance of 92.84'; thence S80°37'04"E, a distance of 7.23' to a point on the Northeasterly R.O.W. line of Daisy Lane and a curve to the left, having a radius of 56.24, a central angle of 48°41'45", and a chord which bears S14°57'56"E, and a chord distance of 46.37'; thence along the arc of said curve and said R.O.W. line, a distance of 47.80'; thence S37°33'29"E and along said R.O.W. line, a distance of 84.61' to a curve to the right, having a radius of 1220.00, a central angle of 05°52'51", and a chord which bears S36°08'23"E, and a chord distance of 124.99'; thence along the arc of said curve and said R.O.W. line, a distance of 125.01'; thence S85°24'45"E and leaving said R.O.W. line, a distance of 194.17' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 118.15' to a point on the Northwesterly R.O.W. line of Alabama Highway 119 and the beginning of a



curve to the left, having a radius of 3040.00, a central angle of $01^{\circ}35'27''$, and a chord which bears $S21^{\circ}16'47''W$, and a chord distance of 84.41'; thence along the arc of said curve and said R.O.W. line, a distance of 84.41'; thence $S88^{\circ}11'57''W$ and leaving said R.O.W. line, a distance of 65.15'; thence $S20^{\circ}20'33''W$, a distance of 100.00'; thence $S03ng^{\circ}57'58''E$, a distance of 184.35' to the POINT OF BEGINNING.

Said Parcel containing 0.24 acres, more or less.

ALSO AND INCLUDING an Ingress/Egress Easement, being more particularly described as follows:

Commence at the NW Corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence $S03^{\circ}31'01''W$, a distance of 661.16'; thence $S03^{\circ}27'03''W$, a distance of 279.34'; thence $S88^{\circ}43'47''E$, a distance of 355.60'; thence $S27^{\circ}15'24''W$, a distance of 222.80'; thence $S27^{\circ}28'20''W$, a distance of 92.84'; thence $S80^{\circ}37'04''E$, a distance of 7.23' to a point on the Northeasterly R.O.W. line of Daisy Lane and a curve to the left, having a radius of 56.24, a central angle of $48^{\circ}41'45''$, and a chord which bears $S14^{\circ}57'56''E$, and a chord distance of 46.37'; thence along the arc of said curve and said R.O.W. line, a distance of 47.80'; thence $S37^{\circ}33'29''E$ and along said R.O.W. line, a distance of 84.61'; thence $S85^{\circ}24'45''E$, a distance of 346.05' to the POINT OF BEGINNING OF SAID EASEMENT; thence $N24^{\circ}18'59''E$, a distance of 86.41'; thence $S85^{\circ}27'45''E$, a distance of 80.14' to a point on the Northwesterly R.O.W. line of Alabama Highway 119 and the beginning of a curve to the left, having a radius of 3040.00, a central angle of $01^{\circ}38'05''$, and a chord which bears $S24^{\circ}46'28''W$, and a chord distance of 86.74'; thence along the arc of said curve and said R.O.W. line, a distance of 86.74'; thence $N85^{\circ}24'45''W$ and leaving said R.O.W. line, a distance of 79.38' to the POINT OF BEGINNING OF SAID EASEMENT.

NOTE:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.



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EXHIBIT B

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real estate;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real estate, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real estate.

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>Merchants and Farmers Bank</u>	Grantee's Name	<u>Shane Jones</u>
Mailing Address	<u>dlbld M&F Bank - Renasant</u> <u>1111 Jackson Avenue East</u> <u>Oxford, MS 38655</u>	Mailing Address	<u>9023 Hwy 119</u> <u>Alabaster, AL 35007</u>
Property Address	<u>9023 Hwy 119</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>12-9-14</u>
		Total Purchase Price	<u>\$345,000.00</u>
		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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


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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 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 12-9-14

Print Mike T. Atchison

Unattested

AC

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one