

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

Send Tax Notice to:
21 Properties LLC
P.O. Box 124
Chelsea, AL 35043

SPECIAL WARRANTY DEED

State of Alabama)
Jefferson County)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **FORTY FIVE THOUSAND DOLLARS AND 00/100 (\$45,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged **Trustmark National Bank** (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **21 Properties, LLC** (herein referred to as "Grantee", whether one or more than one), to wit.

Lot 6, according to the Resurvey of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, in Block 264 and Lots 5 to 12 both inclusive, in Block 253, Map and Survey of Calera, a map of which Resurvey is recorded in the Probate Office of Shelby County, Alabama, in Plat Book 3, Page 123, reference to which map or plat is hereby made in aid of and as a part of this description. Situated in Shelby County, Alabama.

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

IN WITNESS WHEREOF, the said Grantor, by its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal this 15th day of March, 2016.

Shelby County, AL 03/22/2016
State of Alabama
Deed Tax: \$45.00

Trustmark National Bank

[Signature]
By: Mac Martin
As: Vice President

State of ALABAMA)
County of SHELBY)

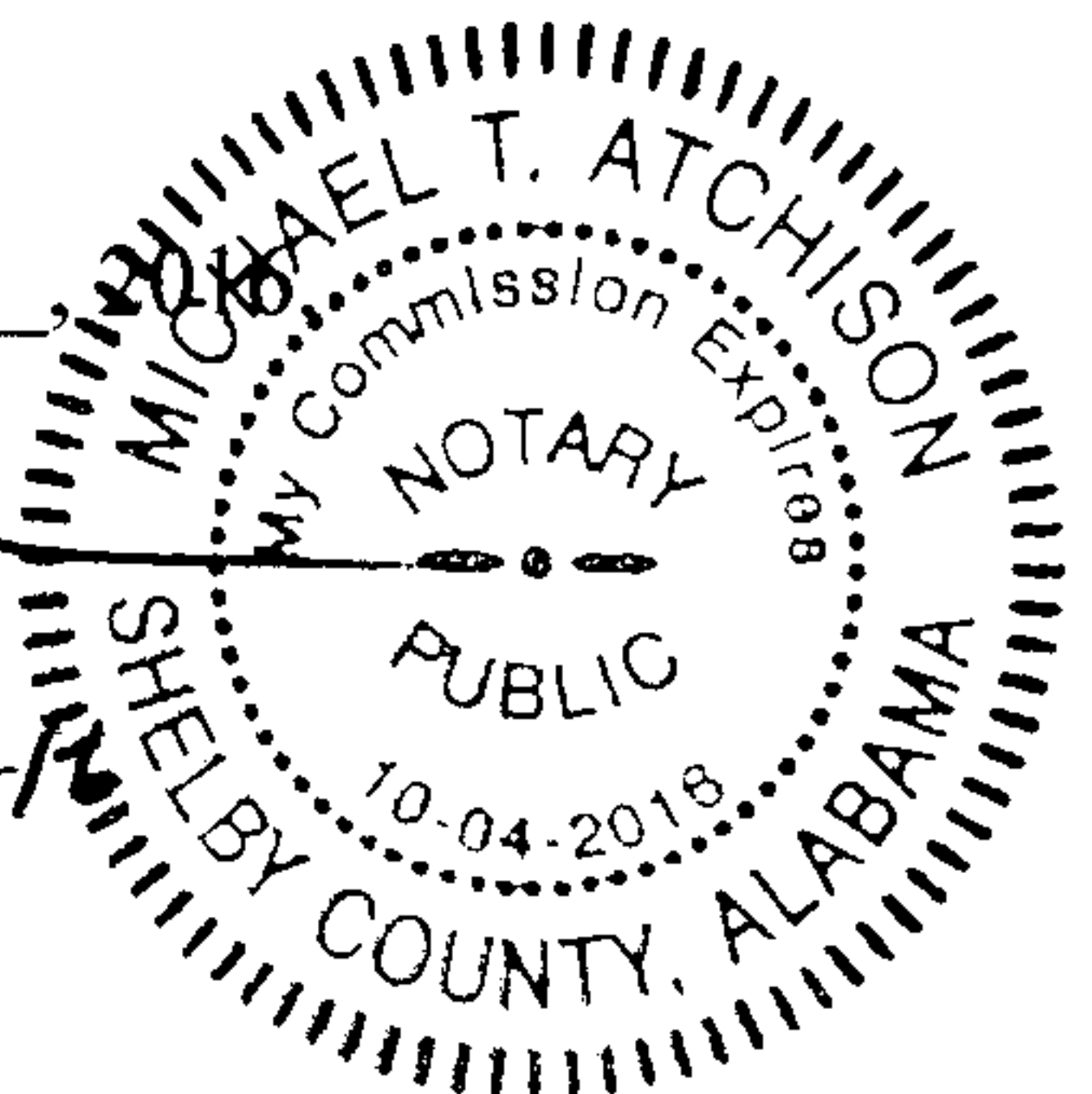
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mac Martin - Vice President of **Trustmark National Bank**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, 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 15th day of March

20160322000091260 1/2 \$62.00
Shelby Cnty Judge of Probate, AL
03/22/2016 11:39:50 AM FILED/CERT

[Signature]
Notary Public

My Commission expires: 10-4-18



Real Estate Sales Validation Form

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

Grantor's Name Trustmark National Bank
Mailing Address 310 Broad St
Selma AL 36701

Grantee's Name 21 Properties, LLC
Mailing Address P.O. Box 124
Chelsea AL 35043

Property Address 1865 21st Ave.
Calera, AL 35040

Date of Sale March 15, 2016
Total Purchase Price \$45,000.00



20160322000091260 2/2 \$62.00
Shelby Cnty Judge of Probate, AL
03/22/2016 11:39:50 AM FILED/CERT

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 March 14, 2016

Print Trustmark National Bank

☐ Unattested

AC
(verified by)

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