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10/14/2020 03:19:26 PM
DEEDS 1/6

THIS INSTRUMENT WAS PREPARED BY:

Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive, Suite 100
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Jonathan Ashley Spann
Shelley DS Spann
121 Elyton Drive
Birmingham, Alabama 35242

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 9th day of October, 2020, by **RENASANT BANK** (hereinafter referred to as the "Grantor"), to **JONATHAN ASHLEY SPANN AND SHELLEY DS SPANN** (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit "A" attached hereto and incorporated herein (the "Property");

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to those matters set forth on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the Property other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the Property since the date of acquisition thereof by the Grantor, except for certain matters set forth on Exhibit "B" attached hereto.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Renasant Bank
2189 McCullough Blvd.
Tupelo, MS 38801

Grantee's Name and Mailing Address:

Jonathan Ashley Spann
Shelley DS Spann
121 Elyton Drive
Birmingham, Alabama 35242

Property Address: 121 Elyton Drive, Birmingham Alabama 35242

Sales Price: \$690,000.00

Closing Date: October 13, 2020

The Value of the Property can be verified by the sales contract and closing statement.

[Signature appears on following page]

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:

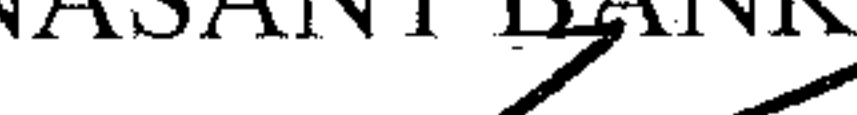
WITNESS:

RENASANT BANK

WITNESS:

 vs

RENASANT BANK



BY: KENT DEES
ITS: FIRST VICE PRESIDENT

STATE OF MISSISSIPPI 0
COUNTY OF LEE 0

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kent Dees, whose name as the First Vice President of Renasant 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, as such First Vice President and with full authority, executed the same voluntarily for and as the act of said bank.

Given under my hand this 9th day of October, 2020.

Beverly Wright Scott
Notary Public
My Commission Expires: 11/26/2022

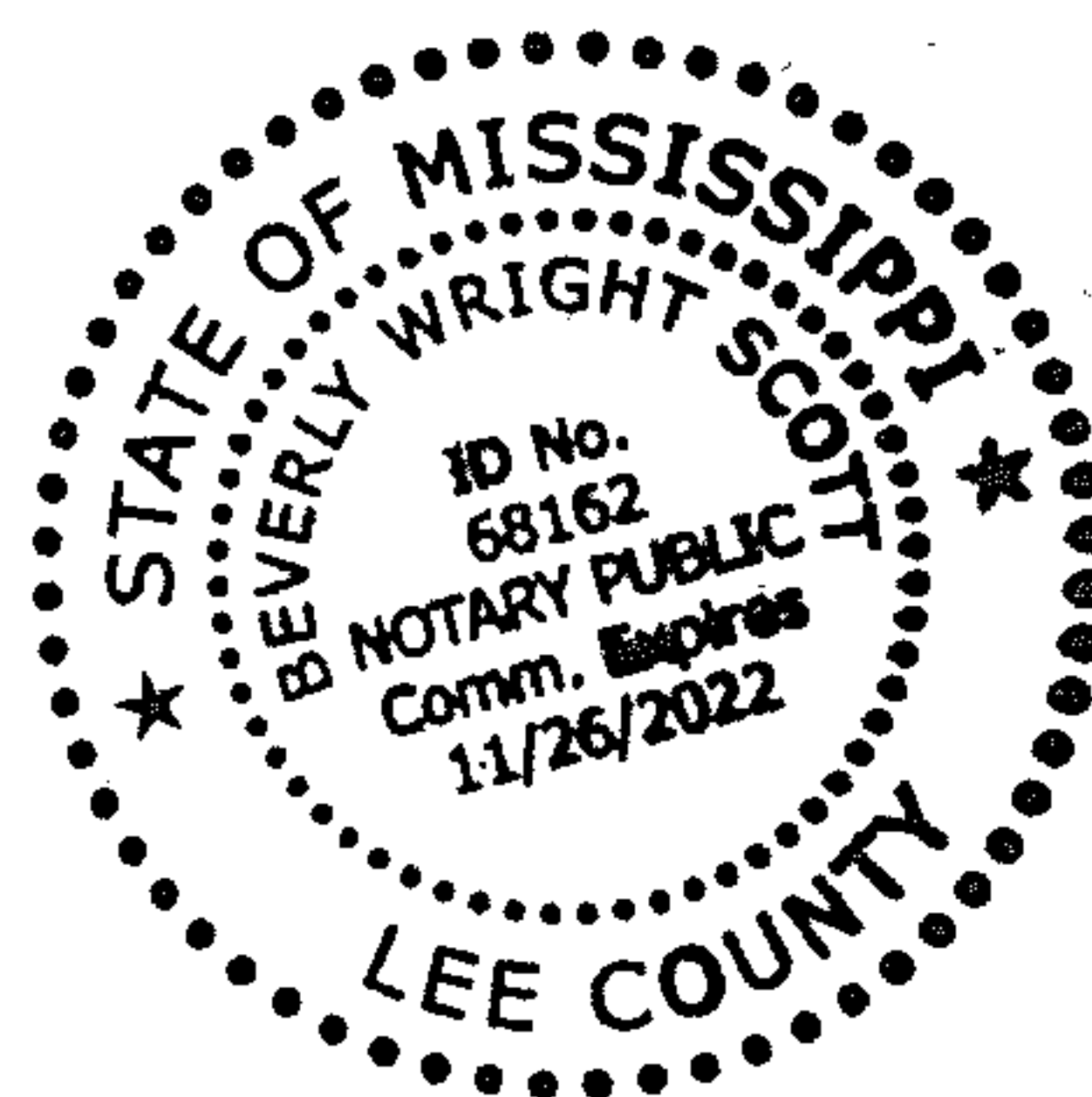


EXHIBIT "A"

LEGAL DESCRIPTION

Lot 20-17, according to the Survey of Mt Laurel, Phase 3B, Sector 2, as recorded in Map Book 41, Page 44, in the Probate Office of Shelby County, Alabama.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.
2. Any facts, rights, interests, or claims that are not shown in the Public Records, but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
6. Covenants, restrictions, easements, rights of way and building set back lines as shown on the Survey of Mt Laurel, Phase 3B, Sector 2, as recorded in Map Book 41, Page 44, in the Probate Office of Shelby County, Alabama.
7. Subject to charter, covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the Master Deed Restrictions recorded in Instrument No. 2000-35579; First amendment in Instrument No. 2000-36270; re-recorded in Instrument No. 2000-38859; Second amendment in Instrument No. 2000-38860; Third amendment in Instrument No. 2001-03681; Fourth amendment in Instrument No. 20030213-000091860; Fifth amendment in Instrument No. 20030327000184530; Sixth amendment in Instrument No. 20030327000184540; Seventh amendment in Instrument No. 20030527000327720; Eighth amendment in Instrument No. 20040413000191810; Ninth amendment in Instrument No. 20040623000340720; Tenth amendment in Instrument No. 2004101500056911 O; Eleventh amendment in Instrument No. 20050714000352130; Twelfth amendment in Instrument No. 20061219000616320; Thirteenth amendment in Instrument No. 20071022000487350; Fourteenth amendment in Instrument No. 20080718000289820; Fifteenth amendment in Instrument No. 20081219000470230; Sixteenth amendment in Instrument No. 20091117000427120; Seventeenth amendment in Instrument No. 20131021000415550; Eighteenth amendment in Instrument No. 20140113000012710 & Nineteenth amendment in Instrument No. 20151002000346530, & any amendments thereto, in Probate Office of Shelby County, Alabama.
8. Declaration of Charter, Easements, Covenants & Restrictions as set out in Instrument No. 200-35580.

EXHIBIT "B"
PERMITTED EXCEPTIONS

9. Resolutions as set out in Instrument No. 20000113000015781 & Instrument No. 20150304000066370
10. Restrictive covenants and Grant of Land Easement for Underground Facilities as set forth in Instrument No. 2004091000504440, in Probate Office of Shelby County, Alabama.
11. Covenant & Agreement for Water Service as set forth in Book 235, Page 611, in Probate Office of Shelby County, Alabama.
12. Ratification & Confirmation Agreement as set forth in Instrument No. 2000-41410, in Probate Office of Shelby County, Alabama.
13. Grant of Land Easement to Marcus Cable Associates, LLC as set forth in Instrument No. 20101221000428650, in Probate Office of Shelby County, Alabama.
14. Mt Laurel Town Center Covenants as set forth in Instrument No. 20030327000184510 First amendment in Instrument No. 20040623000340730 & Second amendment in Instrument No. 20070405000154820, in Probate Office of Shelby County, Alabama.
15. Sewer Service Agreement as set forth in Instrument No. 1999-35429, in Probate Office of Shelby County, Alabama.
16. Memorandum of Sewer Service Agreement as set forth in Instrument No. 20121107000427740, in Probate Office of Shelby County, Alabama.
17. Any and all rights of redemption on the part of those parties entitled to redeem under the laws of the State of Alabama and the United States of America by virtue of that certain foreclosure evidenced by Mortgage Foreclosure Deed dated 07/23/2020 and recorded in Official Records in Instrument No. 20200727000312100. The Company does not attempt to set out the names of all parties entitled to redeem and by accepting this commitment/policy, the insured releases the Company and its agent of any such duty or obligations. The Company insures the insured lender against all loss arising out of the exercise of any outstanding right of redemption.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/14/2020 03:19:26 PM
\$217.00 CHARITY
20201014000467870

Allen S. Bayl