

All of the consideration is paid by a Purchase
Money Mortgage filed simultaneously herewith.

THIS INSTRUMENT PREPARED BY:

Jeremy L. Retherford
Balch & Bingham LLP
Post Office Box 306
Birmingham, Alabama 35201

SEND TAX NOTICE TO:

J.R. Adams, Jr.
120 Bishop Circle
Pelham, Alabama 35124

Grantor's Name: Cadence Bank, N.A.
2100 3rd Avenue North, Suite 1100
Birmingham, AL 35203

Grantee's Name: J.R. Adams, Jr. and April Adams
120 Bishop Circle
Pelham, Alabama 35124

Date of Sale: November 21, 2012

Purchase Price: \$161,800.00

Property Address: 2027 English Oak Lane, Helena, Alabama 35080

STATUTORY WARRANTY DEED

STATE OF ALABAMA

)

)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

)


THAT FOR AND IN CONSIDERATION OF Ten Dollars and other good and valuable consideration in hand paid to **CADENCE BANK, N.A.**, as successor by way of merger to Superior Bank, National Association, a national banking association (the "Grantor") by **J.R. ADAMS AND APRIL ADAMS**, as joint tenants with right of survivorship (the "Grantees"), the receipt and sufficiency of which are acknowledged hereby, Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto Grantee the real estate situated in Shelby County, Alabama and described in more detail in as follows (the "Property"), together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining:

Lot 15, according to the Final Plat Twelve Oaks at Bridlewood, as recorded in Map Book 34, Page 106, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event that one GRANTEE herein survives the other, the entire interest in fee simple shall pass to the surviving GRANTEE, and if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common.

THIS CONVEYANCE IS SUBJECT, HOWEVER, to the following:

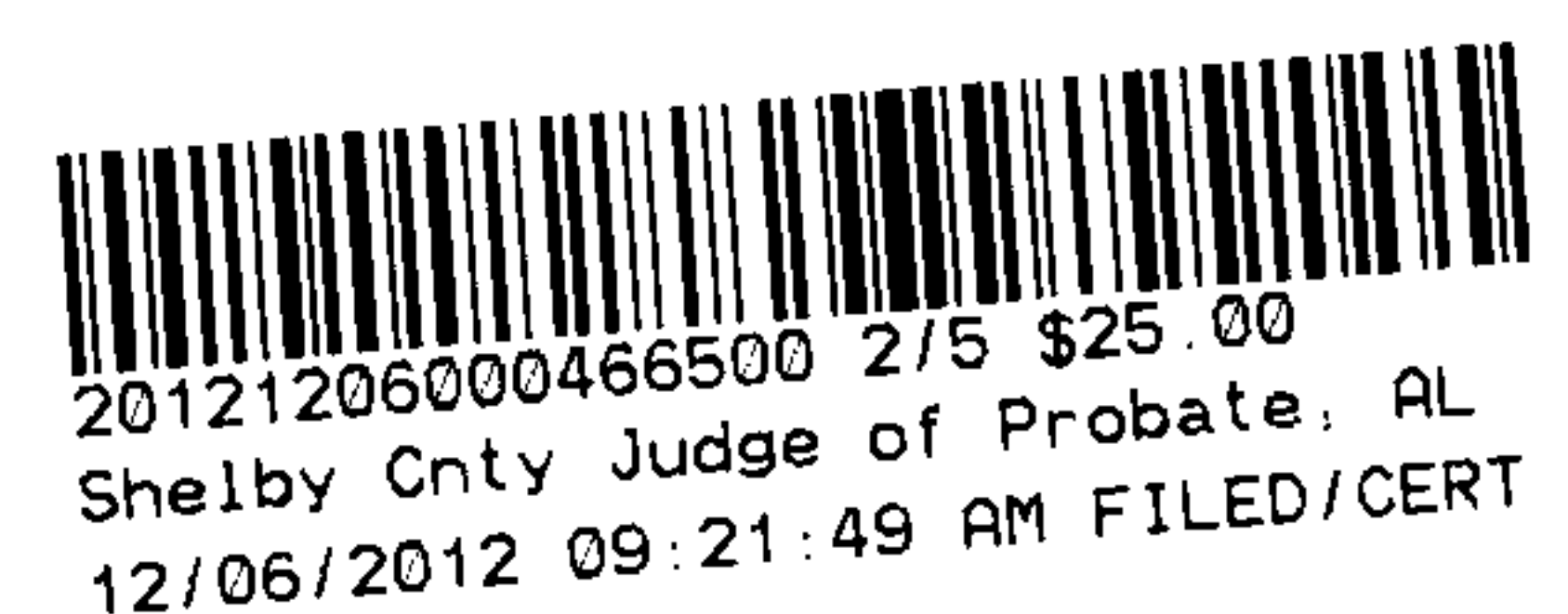
1. Current ad valorem taxes.
2. Mineral and mining rights not owned by Grantor.


20121206000466500 1/5 \$25.00
Shelby Cnty Judge of Probate, AL
12/06/2012 09:21:49 AM FILED/CERT

3. Easements of record, recorded restrictions, rights-of-way, agreements and other matters of record.
4. Matters that would be revealed by an accurate survey of the Property or that may be shown on any recorded map or plat of the Property.
5. Any applicable zoning, subdivision or other land use ordinances, laws or regulations.
6. The Property is conveyed "As is" and "where is", with all faults and specifically and expressly without any warranties, representations, or guaranties of any kind, oral or written, express or implied, other than statutory warranties of title, concerning the Property or this conveyance from or on behalf of Grantor;
7. To the maximum extent permitted by law, Grantor makes no representations, warranties or guarantees of any kind, oral or written, express or implied concerning the Property or the title to the Property, other than statutory warranties of title, including, without limitation, (i) the profitability, suitability or fitness of the Property for a particular use or purpose, (ii) the manner or quality of the construction or materials incorporated into the improvements, if any, on the Property, (iii) the manner of repair, quality, state of repair, or lack of repair of the Property, and (iv) the availability of utilities and access of the Property to public roads.
8. To the maximum extent permitted by law, Grantor makes no representations or warranties with regard to compliance with any environmental protection, pollution, or land use laws, rules, regulations, orders or requirements, including but not limited to, those pertaining to the handling, generating, treating, storing, or disposing of any solid waste, as defined by the U.S. Environmental Protection Agency Regulations at 40 C.F.R. Part 2261, or hazardous substance, as defined by the Comprehensive Environmental Response Compensation and Liability Act of 1990, as amended, and regulations promulgated thereunder.
9. Grantor is not liable or bound in any manner by any verbal or written statement, representations or information pertaining to the Property furnished by any broker, agent, employee, servant, or other person.
10. Grantor shall not be liable to the Grantee for any prospective or speculative profits, or special, indirect or consequential damages, whether based upon contract, tort, or negligence or in any other manner arising from the transactions contemplated by this conveyance.

TO HAVE AND TO HOLD to the Grantee and Grantee's heirs, successors and assigns forever;

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by Grantor's duly authorized representative this 28th day of November, 2012.



[signature page follows]



20121206000466500 3/5 \$25.00
Shelby Cnty Judge of Probate, AL
12/06/2012 09:21:49 AM FILED/CERT

GRANTOR:

By: **CADENCE BANK, N.A.**

(Printed Name): Charles W. Powell, Jr.

Its: Charles W. Powell Jr. - Vice President

STATE OF Alabama)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charles W. Powell Jr. whose name as Vice President of Cadence Bank, N.A., 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 she and with full authority, executed the same voluntarily for and as the act of said institution.

Given under my hand this the 28th day of Nov., 2012.

Cynthia Ann Bush
Notary Public

My commission expires: 12-30-12



20121206000466500 4/5 \$25.00
Shelby Cnty Judge of Probate, AL
12/06/2012 09:21:49 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Cadence Bank

Grantee's Name J.R. Adams, Jr.
April Adams

Mailing Address 2100 3rd Avenue No.
Suite 1100
Birmingham, AL 35203

Mailing Address 120 Bishop Circle
Pelham, AL 35124,

Property Address: 2027 English Oak Lane
Helena, AL 35080

Date of Sale: November 29, 2012
Total Purchase Price \$161,800.00

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
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

1. Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.
2. Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.
3. Property address - the physical address of the property being conveyed, if available.
4. Date of Sale - the date on which interest to the property was conveyed.
5. 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.
6. 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 assessors current market value.
7. 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: November 29, 2012

☐ Unattested

x

Cadence Bank-grantor

Sign Charles M Powell, Jr.
(verified by) Charles M Powell, Jr. VP

x

Sign JR Adams, Jr.
(verified by) JR Adams, Jr.-grantee

x

Sign April Adams
(verified by) April Adams-grantee

Form RT-1

20121206000466500 5/5 \$25.00
Shelby Cnty Judge of Probate, AL
12/06/2012 09:21:49 AM FILED/CERT