

This instrument was prepared by:
 MARK E. GUALANO, Attorney
 The Plaza Building
 2112 11th Avenue South
 Suite 528
 Birmingham, AL 35205

Send Tax Notices to:
 Sidney Aultman
 194 Narrows Drive
 Unit 1
 Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

)

KNOW ALL MEN BY THESE PRESENTS:

Shelby County

That in consideration of Two Hundred Fifty Two Thousand Two Hundred and no/100—(\$252,200.00) Dollars, to the undersigned Grantor, **Renasant Bank**, a corporation (herein referred to as Grantor), in hand paid by the Grantee (s) herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Sidney Aultman**, (herein referred to as Grantee (s), the following described real estate, situated in **Shelby** County, Alabama to-wit:

Unit 1, according to the Declaration of Condominium for Narrows Centre, a Condominium as established by that certain Declaration of Condominium for Narrows Centre, a Condominium which is recorded in Instrument 20041104000607010 in the Probate Office of Shelby county, Alabama to which a Declaration of Condominium a plan is attached as Exhibit "A" thereto, and to which said Declaration of Condominium the By-Laws of Narrows Centre Owners Association are attached as Exhibit "C" thereto, together with an undivided interest in the common elements assigned in to said Unit in Exhibit "B" of said Declaration of Condominium of Narrows Centre, a Condominium according to a Resubdivision of Lot 1-A2 of a Resurvey of Lots 1-A, The Narrows Commercial Subdivision, Section 1, as recorded in Map Book 34, Page 33, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year.
2. Easements, restrictions conditions and reservations of record, if any.
3. All rights of redemption in favor of any and all parties entitled to redeem subject property from that certain mortgage foreclosure sale evidenced by foreclosure deed recorded in Instrument 2012021400055500, under and in accordance with the laws of the State of Alabama and/or the United States of America. Said rights to expire 2/14/2013, one (1) year from the date of foreclosure.

TO HAVE AND TO HOLD, to the said Grantee (s), their heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said **Renasant Bank**, a corporation by **Chris Rogers**, its **Senior Vice President** and **Kent Dees**, its **Vice President**, who is authorized to execute this conveyance, has hereto set its signature and seal this the 21 day of December, 2012.

Chris Rogers

By **Chris Rogers**, of
Renasant Bank, its
Senior Vice President

Kent Dees

By **Kent Dees**, of
Renasant Bank, its
Vice President

STATE OF MISSISSIPPI)

LEE COUNTY)

This day personally appeared before me, the undersigned authority in and for the county and state aforesaid, **Chris Rogers**, its **Senior Vice President** and **Kent Dees**, its **Vice President**, respectively of **Renasant Bank**, each of whom acknowledged that as such officers they voluntarily signed, executed and delivered the above and foregoing Special Warranty Deed on the day and date thereof as the act and deed of said bank and by authority of resolution of the Board of Directors thereof.

Sworn to and subscribed before me this the 21st day of December, 2012.



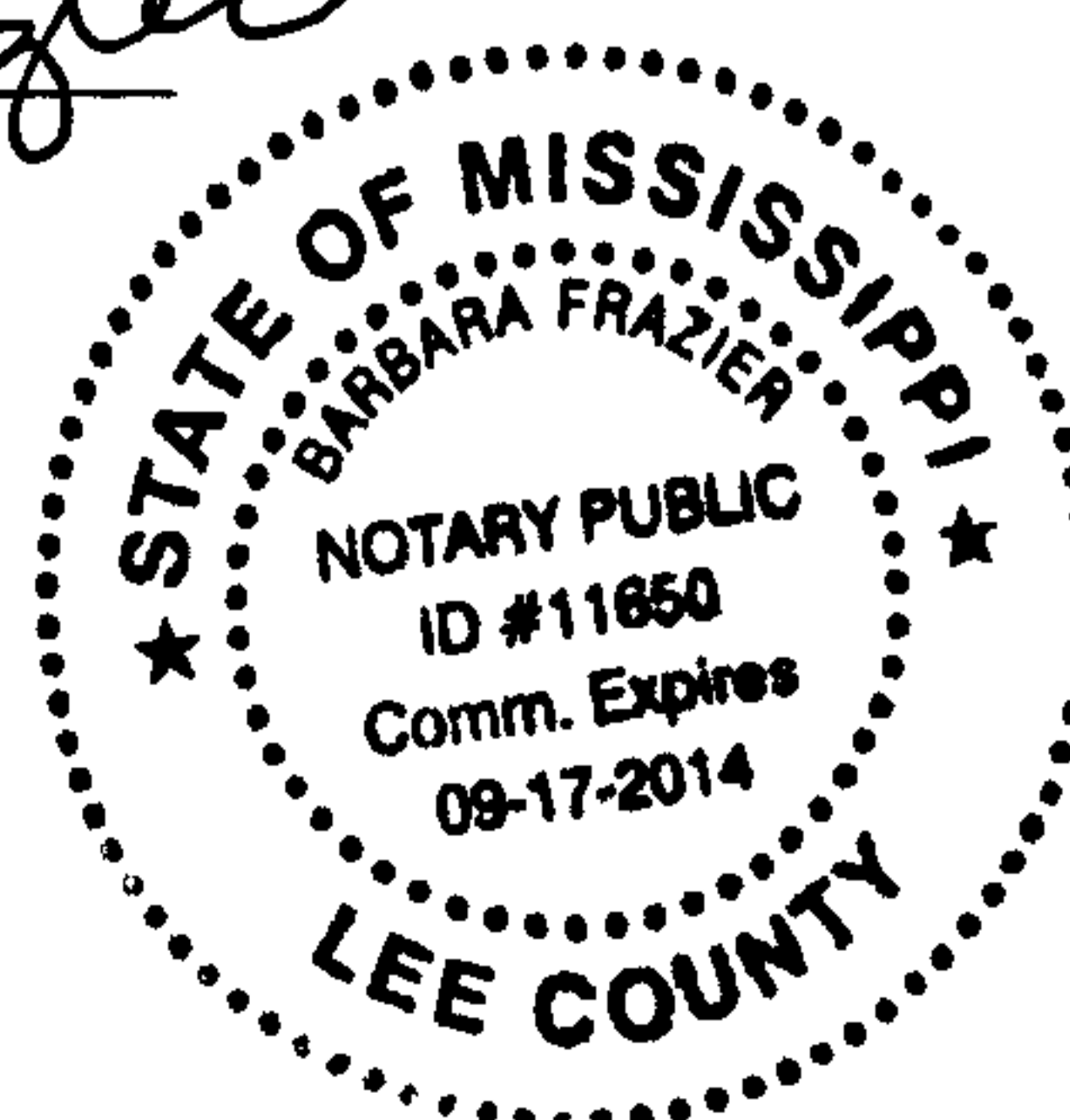
20130131000042450 1/2 \$267.50
 Shelby Cnty Judge of Probate, AL
 01/31/2013 02:26:50 PM FILED/CERT

Barbara Frazier

Notary Public

My Commission Expires:

Shelby County, AL 01/31/2013
 State of Alabama
 Deed Tax: \$252.50



Real Estate Sales Validation Form

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

Grantor's Name Renasant Bank
Mailing Address Mark E. Gualand
2112 11th Ave S, Ste 528
Bham, AL 35205

Grantee's Name Sidney Aultman
Mailing Address 75 McGuire Lane
Indian Springs, AL 35124

Property Address 194 Narrows Drive
Unit 1
Bham, AL 35242

Date of Sale 12/21/12
Total Purchase Price \$ 252,200.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20130131000042450 2/2 \$267.50
Shelby Cnty Judge of Probate, AL
01/31/2013 02:26:50 PM FILED/CERT

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

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 or 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 1/17/12

Print Nedra M. Garrett

Sign Nedra M. Garrett
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)