

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Rebecca Gay
P.O. Box 1181
Calera, AL 35040

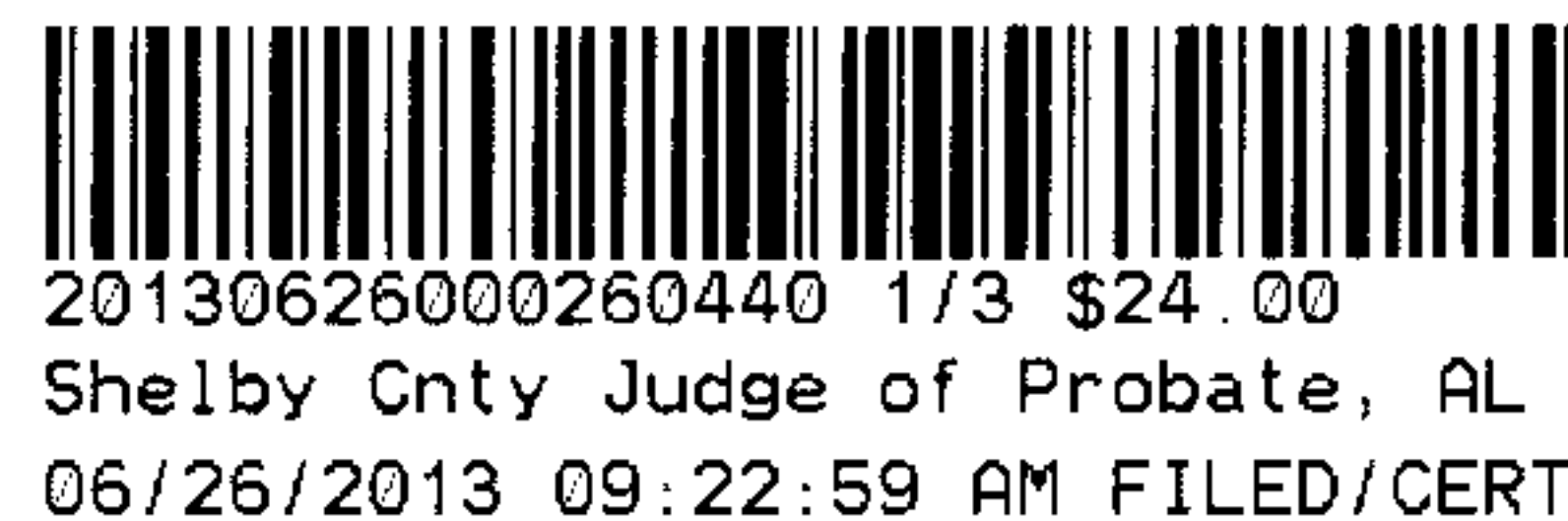
SPECIAL WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY



That in consideration of Fifty Nine Thousand Five Hundred dollars and Zero cents (\$59,500.00) to the undersigned grantor, CSB Alabama CRE Holdings, LLC a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Rebecca Gay and Vernon O Gay (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$53,550.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of June, 2013.

Charles Dunn

Bruce C. Reid

CSB Alabama CRE Holdings, LLC

By:

By: IB SPE MANAGEMENT, INC

ITS: Managing Member

BY: Jennifer O'Neil

NAME:

ITS: Auth. Signor

STATE OF ~~ALABAMA~~ Florida

}

COUNTY OF ~~SHELBY~~ Manatee

I, the undersigned, a Notary Public in and for the said County in said State, hereby certify that

Jennifer O'Neil as Auth. Signor

whose name as

of CSB Alabama CRE Holdings, LLC, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, 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 the 21st day of June, 2013.

My Commission Expires:

Notary Public Sandra A. Hettel



SANDRA A. HETTEL
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE841444
Expires 10/8/2016

Shelby County, AL 06/26/2013
State of Alabama
Deed Tax: \$6.00

EXHIBIT A

Lot 3, Block 274, according to Dunstan’s Map and Survey of the Town of Calera, Alabama. Situated in Shelby County, Alabama.
LESS AND EXCEPT:

A part of Lot 3, Block 274, according to the Survey of J.H. Dunstan’s Map of Calera, as shown by map recorded in the Probate Office of Shelby County, Alabama, lying in the NE ¼ of the SW ¼ of Section 21, Township 22 South, Range 2 West, and being more fully described as follows: Commencing at the SW corner of said Lot 3; thence Northerly along the West line of said lot, a distance of 145 feet, more or less, to a point that is 50 feet Southerly of and at right angles to the centerline of Project No. S-44-10 and the point of beginning of the property herein to be conveyed; thence continuing Northerly along said West line, a distance of 5 feet, more or less, to the present South right of way of said Alabama Highway No. 25, the North line of said lot; thence Easterly along said North line a distance of 95 feet, more or less, to the East property line; thence Southerly along said East property line, a distance of 5 feet, more or less, to a point that is 50 feet Southerly of and at right angles to the centerline of said project; thence North 88 degrees 09 minutes 48 seconds West, parallel with the centerline of said project, a distance of 95 feet, more or less, to the point of beginning.



20130626000260440 2/3 \$24.00
Shelby Cnty Judge of Probate, AL
06/26/2013 09:22:59 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	CSB Alabama CRE Holdings LLC	Grantee's Name	Rebecca Gay
Mailing Address		Mailing Address	PO Box 1181
			Calera AL 35040
Property Address	10426 Highway 25	Date of Sale	6/21/2013
	Calera AL 35051	Total Purchase Price	\$ 53,550.00
		Or	
		Actual Value \$	
		Or	
		Assessors 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	☐ Appraisal
☐ Sales Contract	☐ Other
☒ 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.

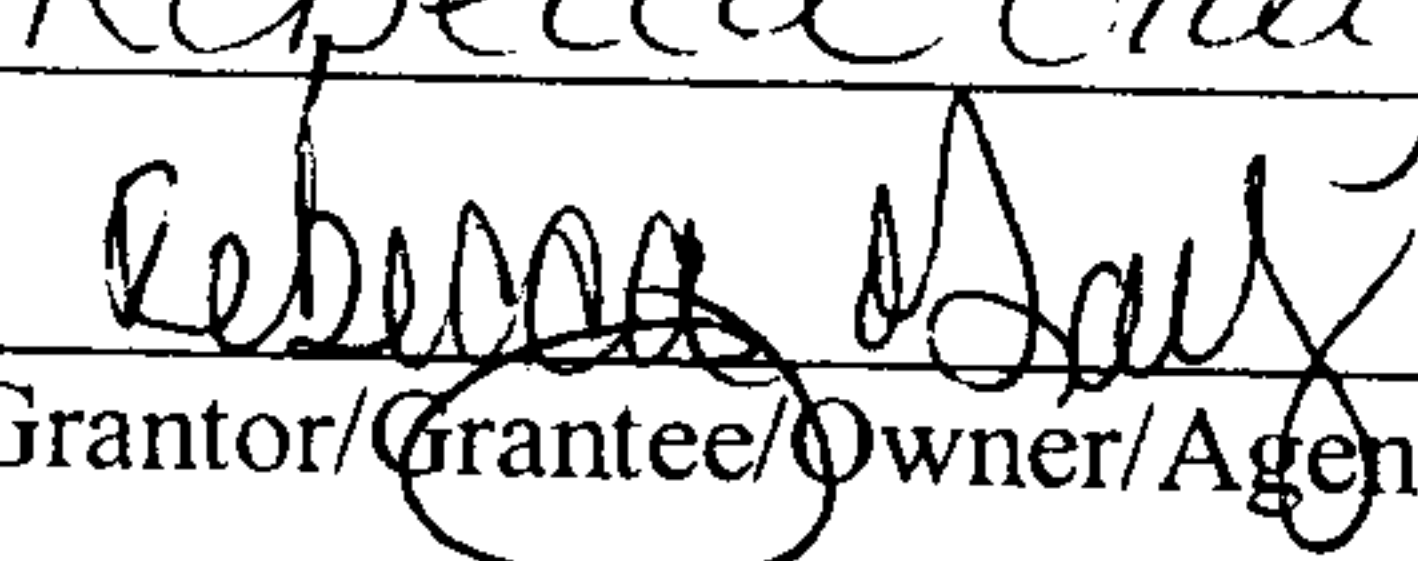
Date of Sale – the date on which interest to the property was conveyed.

Total Purchase Price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date		Print	Rebecca Gray
Unattested		Sign	
(verified by)		(Grantor/Grantee/Owner/Agent) circle one	

