

THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

20130925000385260 1/5 \$193.00
Shelby Cnty Judge of Probate, AL
09/25/2013 09:23:25 AM FILED/CERT

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SPECIAL WARRANTY DEED
Joint tenants with right of survivorship

STATE OF MISSISSIPPI
COUNTY OF LAFAYETTE

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Sixty Five Thousand, Five Hundred, Four and no/100's Dollars (\$165,504.00)** to the undersigned grantor,

Renasant Bank, successor in interest by merger with Merchants and Farmers Bank d/b/a M&F Bank

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

Scott Kidd and Kathy Kidd

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NW ¼ of the NW ¼ of Section 17, Township 20 South, Range 2 West, and the SW ¼ of the SW ¼ of Section 8, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at a pine knot at the SE corner of the NW ¼ of the NW ¼ of Section 17, Township 20 South, Range 2 West and the NE corner of Lot 74-A of a Resurvey of Lots 72 & 74 High Hampton Sector 2 as recorded in Map Book 24 Page 122 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 75°36'21" W along the northern line of said Lot 74-A and Lot 75 of High Hampton Sector 2 as recorded in Map Book 22 Page 7 in said Probate Office a distance of 922.22 feet to a rebar capped RCFA at the SE corner of Lot 78A of Resurvey of Lots 78, 79, 80, 81, & 82 High Hampton Sector 1 as recorded in Map Book 38 Page 9 in said Probate Office; thence N 0°44'37" W along the east line of Lot 78A a distance of 445.77 feet to a rebar capped RCFA at the SE corner of Lot 80A; thence N 3°41'19" E along the east line of Lot 80A a distance of 150.00 feet to a rebar capped RCFA at the NE corner of Lot 80A; thence N 86°17'25" W along the northern line of Lot 80A a distance of 126.14 feet to a rebar capped RCFA on the eastern line of Lot 81A; thence N 22°39'44" E along the eastern line of Lot 81A a distance of 134.05 feet to a rebar capped SMW at the SW corner of Lot 82B of Resurvey of Lot 82A High Hampton Sector 1 &

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State of Alabama
Deed Tax: \$166.00

Acreage Tract as recorded in Map Book 40 Page 61 in said Probate Office; thence N 84°35'14" E along the southern line of Lot 82B a distance of 311.98 to a rebar capped SMW, said point also being a point on a curve to the right having a central angle of 55°26'12" and a radius of 60.00 feet, said curve subtended by a chord bearing N 22°23'11" E and a chord distance of 55.81 feet; thence along the arc of said curve and along the eastern line of Lot 82B a distance of 58.05 feet to a rebar capped EDG at a point of reverse curve having a central angle of 49°40'47" and a radius of 25.00 feet, said curve subtended by a chord bearing N 25°16'42" E and a chord distance of 21.00 feet; thence along the arc of said curve and along the eastern line of Lot 82B a distance of 21.68 feet to a rebar capped CA81; thence N 0°21'48" E along the eastern line of Lot 82B a distance of 325.04 feet to a rebar capped CA81 at the beginning of a curve to the left having a central angle of 91°46'48" and a radius of 145.00 feet, said curve subtended by a chord bearing N 45°36'32" W and a chord distance of 208.22 feet; thence along the arc of said curve and along the northeastern line of Lot 82B to a rebar capped SMW on the eastern line of Oak Mountain Crest Drive (Private 60' ingress/egress drainage & utility easement as recorded in Map Book 40 Page 144 in the Office of the Judge of Probate in Shelby County); thence N 1°29'07" W along the eastern line of Oak Mountain Crest Drive and leaving Lot 82B to a rebar capped EDG on the southwestern line of Lot 13 of Oak Mountain Preserve Phase 2 as recorded in Map Book 41 Page 54 in the Office of the Judge of Probate in Shelby County, Alabama, said point also being a point on a curve to the right having a central angle of 92°37'47" and a radius of 230.00 feet, said curve subtended by a chord bearing of N 45°11'47" W and a chord distance of 332.66 feet; thence along the arc of said curve and along the southwestern line of Lot 13 a distance of 371.85 feet to a rebar capped EDG; thence S 87°00'29" E along the southern line of Lot 13 and Lot 11 of Oak Mountain Preserve Phase 1 as recorded in Map Book 40 Page 144 in the Office of the Judge of Probate in Shelby County, Alabama a distance of 525.29 feet to a rebar capped EDG at the NE corner of the NW ¼ of the NW ¼ of Section 17, Township 20 South, Range 2 West; thence S 0°27'16" E along the eastern line of said ¼-¼ section a distance of 1325.43 feet to the POINT OF BEGINNING. Said parcel of land contains 23.58 acres, more or less.

Subject to:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the above described subject land.
2. All taxes for the year 2013 and subsequent years, a lien not yet due and payable.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements or claims of easements, not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes, special assessments, and dues which are not shown as existing liens by the public records.
7. Any reappraisal, adjustment, and/or escape taxes which may become due by virtue of any action of the Tax Assessor, Tax Collector, or the Board of Equalization.
8. Any portion of subject land lying in any road right of way.



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MS

9. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made as to the present ownership of any such interests.


TO HAVE AND TO HOLD, to 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 one or more grantees 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.

Grantor only warrants title from the time grantor obtained title until the date grantor conveys it's interest in the aforesaid property to grantees.

IN WITNESS WHEREOF, the grantor has hereunto set my hand and seal, this the 19th day of September, 2013.

WITNESS:

Renasant Bank, successor in interest by
merger with Merchants and Farmers
Bank d/b/a M&F Bank

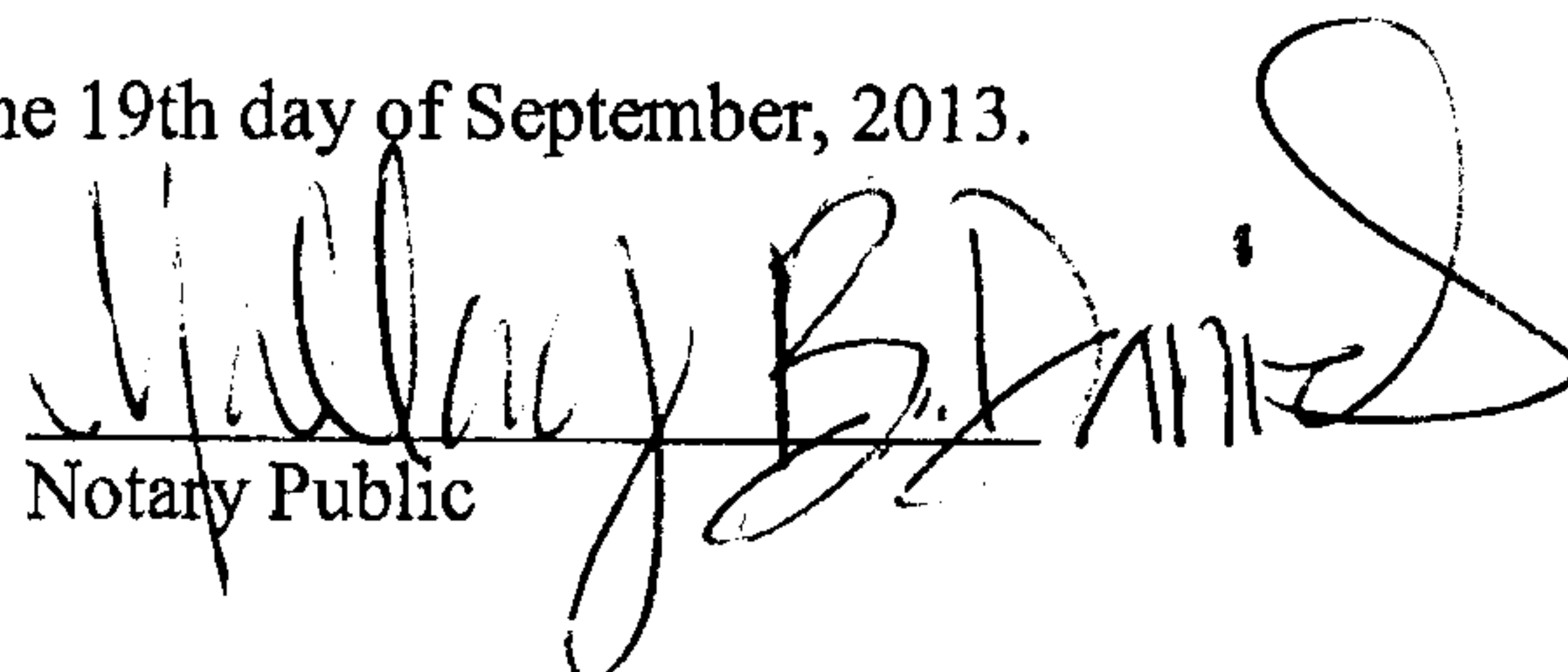

Marquis Sledge Its Vice President

STATE OF MISSISSIPPI
COUNTY OF LAFAYETTE

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Marquis Sledge, whose name as Vice President of Renasant Bank, successor in interest by merger with Merchants and Farmers Bank d/b/a M&F Bank is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such officer executed the same voluntarily and as the act of the Renasant Bank, successor in interest by merger with Merchants and Farmers Bank d/b/a M&F Bank on the day the same bears date.

Given under my hand and seal this the 19th day of September, 2013.




Notary Public



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SEND TAX NOTICE TO:
Scott Kidd
122 High Hampton Drive
Pelham, Alabama 35124



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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, successor in interest by merger with Merchants and Farmers Bank d/b/a M&F Bank

Mailing Address : 209 Troy Street
P.O. Box 709
Tupelo, MS 38804-4827

Grantee's Name: Scott Kidd
Kathy Kidd

Mailing Address: 122 High Hampton Drive
Pelham, AL 35124

Properly Address: See attached deed for legal

Date of Transfer: September 20, 2013

Total Purchase Price \$165,504.00

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
x	Sales Contract	Other
x	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.

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: September 19, 2013

Renasant Bank, successor in interest by merger with Merchants and Farmers Bank d/b/a M&F Bank-grantor

x Sign 
verified by Marquis Sledge
Its Vice President

x Sign 
verified by Scott Kidd-grantee

x Sign 
verified by Kathy Kidd-grantee


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