



20131007000401110 1/4 \$93.00
Shelby Cnty Judge of Probate, AL
10/07/2013 11:57:30 AM FILED/CERT

This instrument was prepared by:
Mike T. Atchison, Attorney
PO Box 822
Columbiana, AL 35051

Send Tax Notice to:
A Plus Cleaning
531 Woodbridge Trace
Cheisea AL 35473

SPECIAL WARRANTY DEED

State of Alabama)
Walker County)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **SEVENTY THOUSAND DOLLARS AND 00/100 (\$70,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged **RENASANT BANK, SUCCESSOR IN INTEREST BY MERGER WITH MERCHANTS AND FARMERS BANK** (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **A PLUS CLEANING AND RESTORATION, INC.** (herein referred to as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached hereto, subject to all matters set forth on Exhibit B, attached hereto.

TO HAVE AND TO HOLD to the said Grantee, their heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor, by its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal this 4th day of October, 2013.

Shelby County, AL 10/07/2013
State of Alabama
Deed Tax: \$70.00

**Renasant Bank, successor in interest
by merger with Merchants and
Farmers Bank**

By: Marquis Sledge, V.P.
Name: Marquis Sledge
Title: Vice President

State of Mississippi)
Lafayette County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Marquis Sledge, whose name as VP of **RENASANT BANK, SUCCESSOR IN INTEREST BY MERGER WITH MERCHANTS AND FARMERS 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, h/she 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 30 day of September, 2013.

Mallory B. Daniels
Notary Public
My Commission expires:

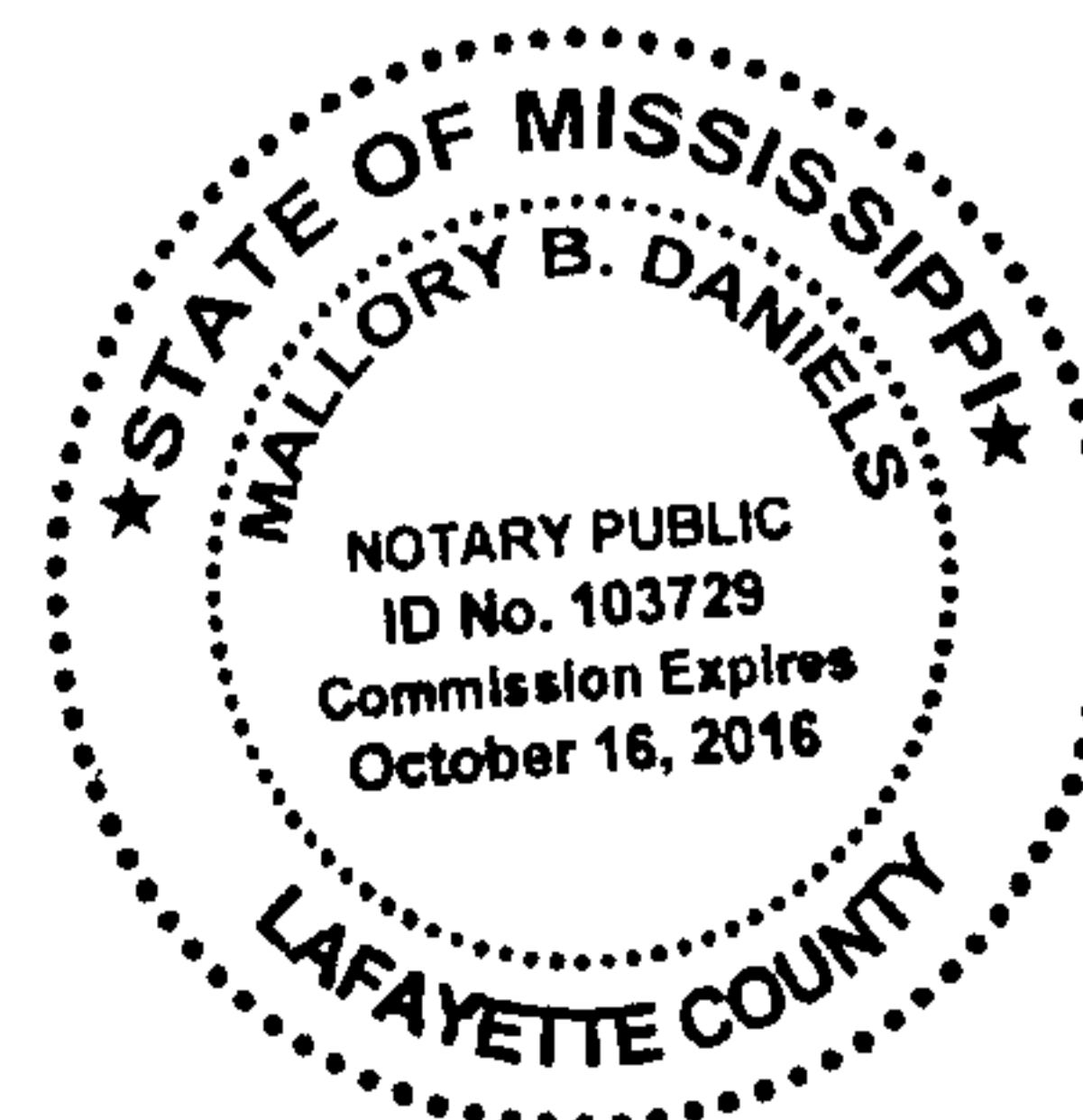


EXHIBIT A

Legal Description

Commence at the NE corner of Section 19, Township 21 South, Range 1 West; thence run South along said section line a distance of 1358.72 feet to the point of beginning; thence continue along last described course a distance of 158.00 feet to the North ROW of Hwy. 26; thence turn an angle of 76 degrees 29 minutes 13 seconds right and run a distance of 250.51 feet along said ROW; thence turn an angle of 115 degrees 46 minutes 20 seconds right and run a distance of 303.48 feet; thence turn an angle of 94 degrees 13 minutes 45 seconds right and run a distance of 186.82 feet to the point of beginning. Situated in Shelby County, Alabama.
According to the survey of Rodney Y. Shiflett, Al. Reg. No. 21784, dated August 2, 2000,



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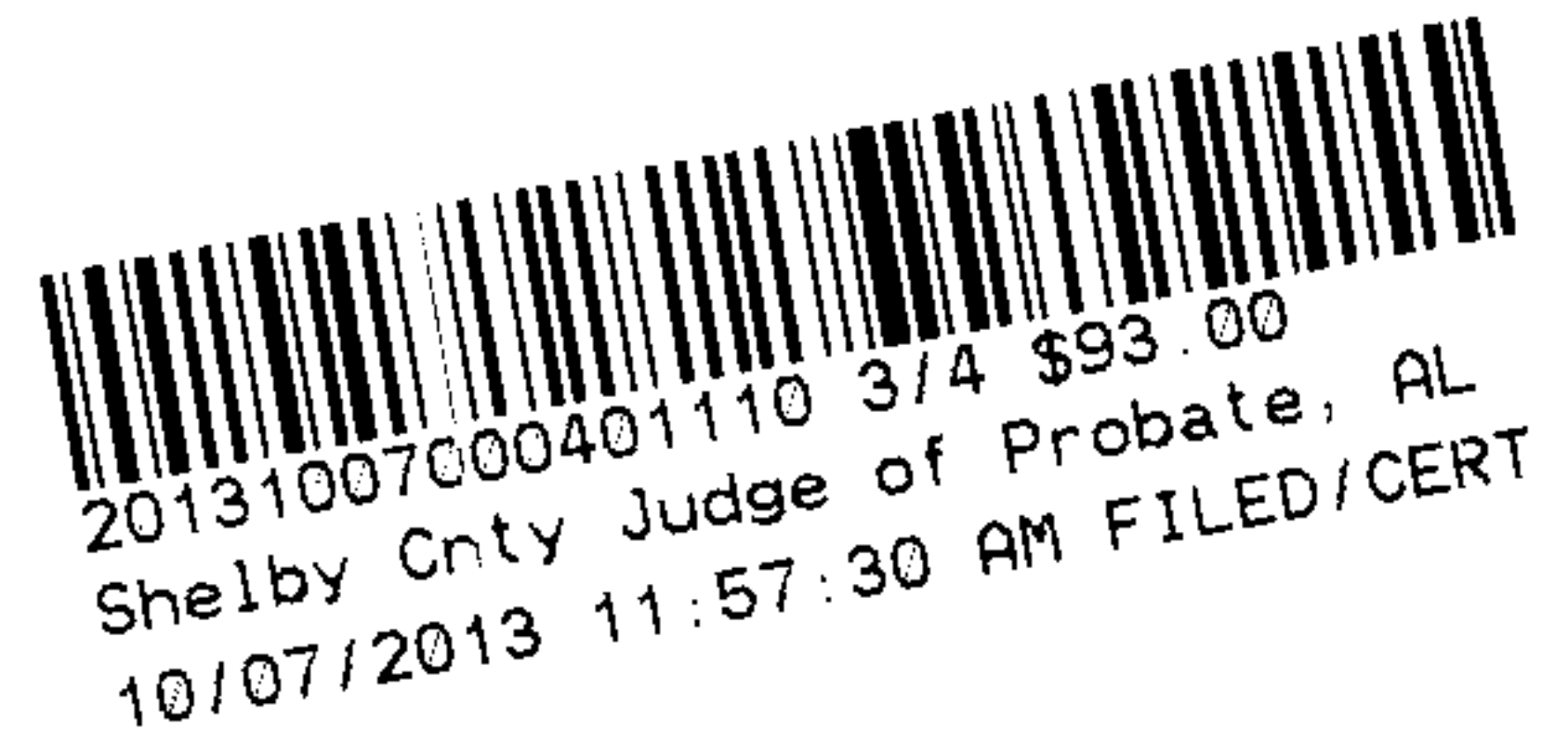


EXHIBIT B

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real estate;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real estate, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real estate.

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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 Grantee's Name KEVIN RICKS
Mailing Address 204 Troy Street Mailing Address 531 WOODBRIDGE TRACE
Tuscaloosa, AL 35404 CHICKSEA, AL
(662) 1630-1001 35472

Property Address 6775 Hwy 26 Date of Sale 10-4-13
Columbiana, AL Total Purchase Price \$ 70,000.00
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 10-4-13
____ Unattested _____
(verified by)

Print Renasant Bank
Sign Marquis Gladys, V.P.
(Grantor/Grantee/Owner/Agent) circle one