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Shelby Cnty Judge of Probate, AL 11/05/2013 09:58:17 AM FILED/CERT

Grantor:

BancorpSouth Bank 4680 Highway 280 East Birmingham, AL 35242

Grantee:

Christopher T. Peters
421 Waterford Highlands Way
Calera Al 35040

**Property Address:** 

Lot 117, Long Branch Estates, Phase 1, Calera, AL 35040

Date of Sale: October 22, 2013

Total Purchase Price: \$15,000.00

Purchase Price Verification: See deed below

THIS INSTRUMENT PREPARED BY:

Richard W. Theibert, Attorney Najjar Denaburg, P.C. 2125 Morris Avenue Birmingham, Alabama 35203

> Send Tax Notice to: Christopher T. Peters

421 Weeferford Highlands Way Calera Al 35040

STATE OF ALABAMA)	••
)	SPECIAL WARRANTY DEED
SHELBY COUNTY )	

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifteen Thousand and No/100, (\$15,000.00) Dollars, in hand paid by the grantee herein, the receipt whereof is acknowledged, BancorpSouth Bank, a banking corporation, (herein referred to as "GRANTOR"), does grant, bargain, sell and convey unto Christopher T. Peters, (herein referred to as "GRANTEE"), the following described real estate situated in Shelby, Alabama, to-wit:

Lot 117, according to the Final Plat of Long Branch Estates Phase 1, as recorded in Map Book 34, Page 66, in the Probate Office of Shelby County, Alabama.

## SUBJECT TO:

- Ad valorem taxes for the year, 2014, not yet due and payable.
- Building line(s) and/or easement(s) as shown by recorded map.
- Option to purchase and Restrictions or Covenants recorded in Instrument 20041222000697420, in the Probate Office of Shelby County, Alabama.
- Restrictions or Covenants appearing of record in Instrument 20040811000450550; Instrument 4. 20050119000028960 and Instrument 20050801000385430, in the Probate Office of Shelby County, Alabama.
- Right of first offer, ingress, egress, memorandum of supply agreement and mineral and mining rights and rights incident thereto recorded in Instrument 2000-4450, in the Probate Office of Shelby County, Alabama.
- Mineral and mining rights and rights incident thereto recorded in Instrument 1997-9552, in the Probate Office 6. of Shelby County, Alabama.

ALL of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD UNTO the said GRANTEE, his heirs and assigns, forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, BancorpSouth Bank, a banking corporation, by Don J. Giardina whose name as President and Earl Tharp whose name as Senior Vice President, have hereto set their signatures and seals, this 22nd day of October, 2013.

		BancorpSouth Bank  BY: Don J. Giardina ITS: President	(SEAL)
		BY: Earl Tharp ITS: Senior Vice President	(SEAL)
STATE OF ALABAMA	)	CORPORATE ACKNOWLEDGMENT	
JEFFERSON COUNTY	)		
name as President and Earl Thare signed to the foregoing co	arp whose na nveyance, ar	ic, in an for said County and State hereby certify that Don J. Gia ame as Senior Vice President of BancorpSouth Bank, a banking and who are known to me, acknowledged before me, on this day ce, they, as such officers and with full authority, executed the same	corporation, y that, being

Given under my hand and official seal this 21 day of October, 2013.

Notary Public

My commission expires:
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 9, 2016
BONDED THRU NOTARY PUBLIC UNDERWRITERS

[notarial seal]

for and as the act of the said corporation.

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