This instrument was prepared by: MARK E. GUALANO, Attorney 701 Chestnut Street Vestavia Hills, AL 35216

Send Tax Notices to: Tina O. Eddings Horrace R. Eddings

143 Heritage Trace Parkway Montevallo, AL 35115

## STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of Thirty Eight Thousand and No/100--(\$38,000.00) 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 Tina O. Eddings and Horrace R. Eddings, as joint tenants with rights of survivorship, and upon the death of either of them, then unto 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:

Lots 167, 168 and 170 according to the Survey of Heritage Trace, Phase 3, as recorded in Map Book 39, Page 17, 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.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights 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 grantee 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.

WITNESS WHEREOF, the said Renasant Bank., a corporation by Chris Rogers, its Senior Vice <u>President</u> and <u>Kent Dees</u>, its <u>Vice President</u>, who is authorized to execute this conveyance, has hereto set its signature and seal this the \_\_\_\_ day of December, 2013.

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

By Kent Dees, of

Renasant Bank, its Vice President

STATE OF MISSISSIPPI LEE COUNTY) Shelby Cnty Judge of Probate, AL 12/06/2013 01:02:26 PM FILED/CERT

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 47

NOTARY PUBLIC

ID #11650

Comm. Expires

09-17-2014

day of December, 2013.

Notary Public

My Commission Expires: 9-17-14

Shelby County, AL 12/06/2013 State of Alabama

Deed Tax: \$38.00

## Real Estate Sales Validation Form

Grantor's Name	Renasant Bank	rdance with Code of Alabama 19	
Mailing Address	209 Troy Street		Tina O. Eddings Horrace R. Eddings
•.	Tupelo, MS 38804		143 Heritage Trace Pk
			Montevallo, AL 35115
Property Address	rarrway	itage TraceDate of Sale Total Purchase Price	December 4, 2013 \$38,000.00
	Montevallo, AL 351		<b>♂</b>
		Actual Value or	<b>3</b>
		Assessor's Market Value	\$
The purchase price evidence: (check of Bill of Sale  Sales Contract Closing Staten		this form can be verified in the entary evidence is not requir Appraisal Other	ne following documentary ed)
	locument presented for reco this form is not required.	rdation contains all of the re-	quired information referenced
		Instructions	
•	d mailing address - provide the current mailing address.	he name of the person or pe	rsons conveying interest
Grantee's name an to property is being	d mailing address - provide tonveyed.	the name of the person or pe	ersons to whom interest
Property address -	the physical address of the p	property being conveyed, if a	vailable.
Date of Sale - the c	ate on which interest to the	property was conveyed.	
• • • • • • • • • • • • • • • • • • •	e - the total amount paid for the instrument offered for re	-	, both real and personal,
conveyed by the ins	property is not being sold, the strument offered for record. or the assessor's current ma	This may be evidenced by a	, both real and personal, being a appraisal conducted by a
excluding current usersponsibility of val	ed and the value must be deservaturation, of the property uing property for property tax f Alabama 1975 § 40-22-1 (I	as determined by the local of x purposes will be used and	ate of fair market value, official charged with the the taxpayer will be penalized
I stant to the boot	of my knowledge and belief	tements claimed on this for	ed in this document is true and nay result in the Imposition
accurate. I further u	ated in Code of Alabama 19		Kent Dees
accurate. I further u	ated in Code of Alabama 19	75 § 40-22-1 (n).  Print Renasant Bank	
accurate. I further use of the penalty indicate	ated in Code of Alabama 19	Print Renasant Bank  Sion By:	Tina U. Eddings
of the penalty indicate.  Date 12/4/13	ated in Code of Alabama 19	Print Renasant Bank  Sion By:	

20131206000472990 2/2 \$55.00 Shelby Cnty Judge of Probate: AL 12/06/2013 01:02:26 PM FILED/CERT