

20131209000473480 1/4 \$40.00
Shelby Cnty Judge of Probate, AL
12/09/2013 09:33:19 AM FILED/CERT

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

Send Tax Notice to:
John Holcombe
2485 Smokey Rd
171 Webster, Ala 35007

SPECIAL WARRANTY DEED

State of Alabama)
Walker County)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **SEVENTEEN THOUSAND DOLLARS AND 00/100 (\$17,000.00)** 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 **John Holcombe** (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 ____ day of October, 2013.

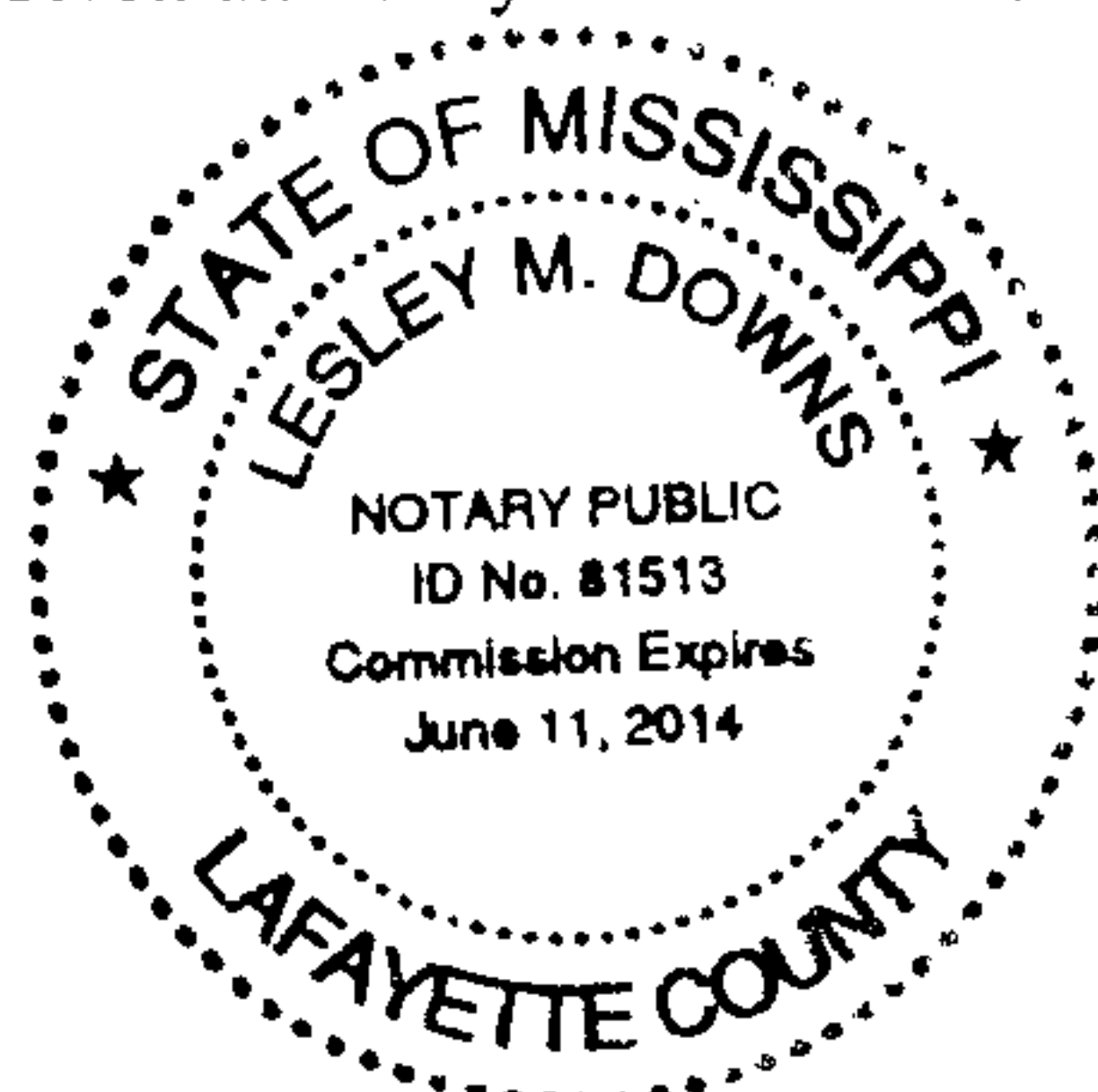
**Renasant Bank, successor in interest
by merger with Merchants and
Farmers Bank**

By: Marguis Sledge
Name: Marguis 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 Marguis Sledge, whose name as Vice President 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 29th day of October, 2013.



Lesley M. Downs
Notary Public
My Commission expires:

Shelby County, AL 12/09/2013
State of Alabama
Deed Tax: \$17.00

EXHIBIT A

Legal Description

A portion of Lot 1-A, according to the resurvey of Partridge Family Subdivision, as recorded in Map Book 33, Page 28, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama; thence North 00 degrees 06 minutes 19 seconds West a distance of 693.65 feet, to the point of beginning; thence North 86 degrees 39 minutes 28 seconds West a distance of 804.28 feet; thence North 08 degrees 05 minutes 24 seconds East, a distance of 311.60 feet; thence South 86 degrees 03 minutes 45 seconds East, a distance of 140.76 feet; thence South 03 degrees 56 minutes 15 seconds West a distance of 135.00 feet; thence South 86 degrees 03 minutes 45 seconds East a distance of 50.00 feet; thence South 03 degrees 56 minutes 15 seconds West a distance of 75.00 feet; thence South 86 degrees 03 minutes 45 seconds East a distance of 208.00 feet; thence north 03 degrees 56 minutes 15 seconds East a distance of 210.00 feet; thence South 86 degrees 03 minutes 45 seconds East a distance of 332.86 feet; thence South 05 degrees 27 minutes 34 seconds East a distance of 306.54 feet to the point of beginning.

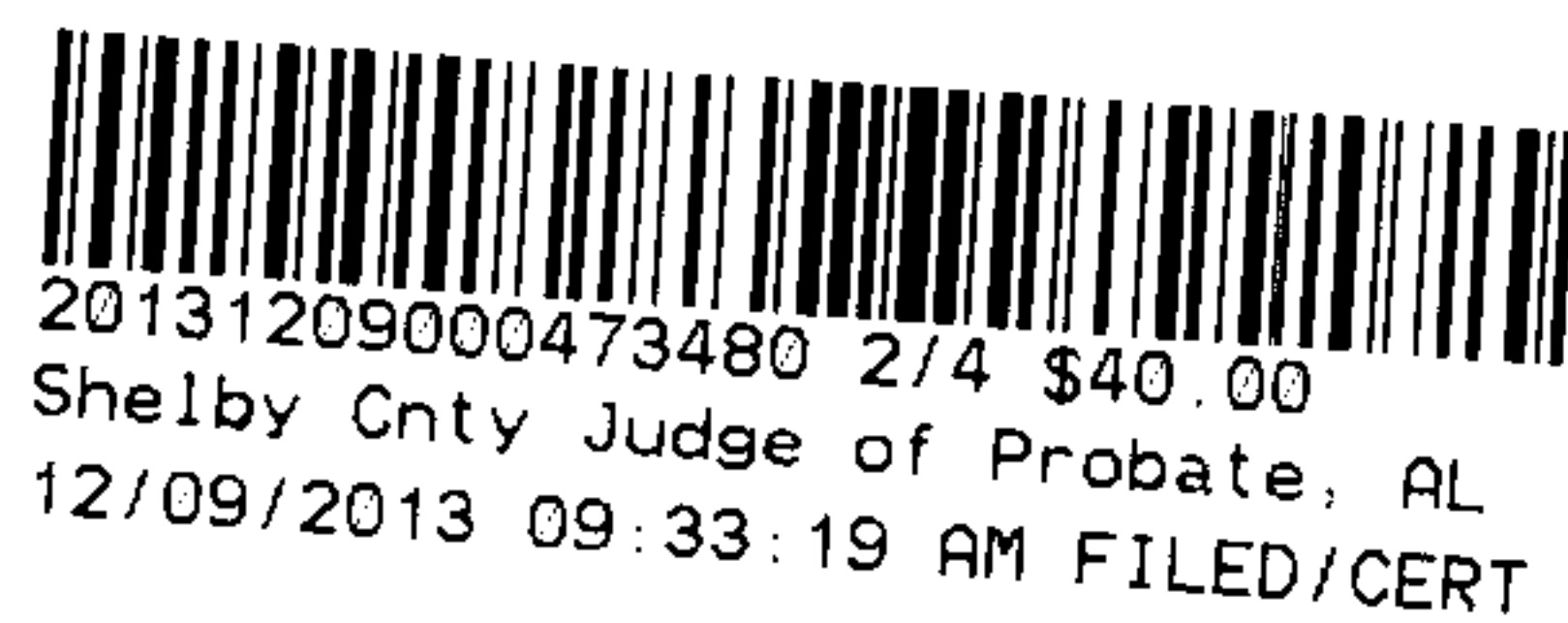


EXHIBIT B

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 BK Grantee's Name John Holcombe
Mailing Address 1111 Jackson Ave Mailing Address 2485 Smokey Rd
Oxford Mississipi 38655 Alabaster ALABAMA 35007
Property Address 2485 Smokey Rd Date of Sale _____
Alabaster AL Total Purchase Price \$ 17,000.00
35007 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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 _____

____ Unattested _____
(verified by)

Print John Holcombe
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

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