

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
NEWSOME LAW, L.L.C.
P.O. Box 382753
Birmingham, Alabama 35238


20140127000025100 1/4 \$80.00
Shelby Cnty Judge of Probate, AL
01/27/2014 10:36:26 AM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY)

GENERAL WARRANTY DEED

That in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned, **LAWRENCE C. PARKER, a married man**, has granted, bargained and sold, and does by these present grant, bargain, sell and convey unto **RENASANT BANK** (hereinafter referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the Southwest ¼ of the northwest ¼ of Section 30, Township 20 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Begin at the Southwest corner of the Southwest ¼ of the Northwest ¼ of Section 30, Township 20 South, Range 1 East; thence run North along the West line of said Section 666.14 feet; thence turn right 92° 01' Easterly 260.98 feet; thence turn right 87° 58' Southerly 666.40 feet to the South line of said quarter-quarter; thence turn right 92° 06' Westerly along the said South line 261.09 feet to the point of beginning.

Also, a nonexclusive easement for a right-of-way:

Nonexclusive 60-ft. wide access easement over and across a portion of the SE ¼ of the NE ¼ of Section 24, Township 20 South, Range 1 West, Shelby County, Alabama, as identified on the attached plat labeled Exhibit "A" and made part of this document.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama* Grantor does hereby warrant and covenant the title to the above described property and will defend said title against any and all claims of any third parties.

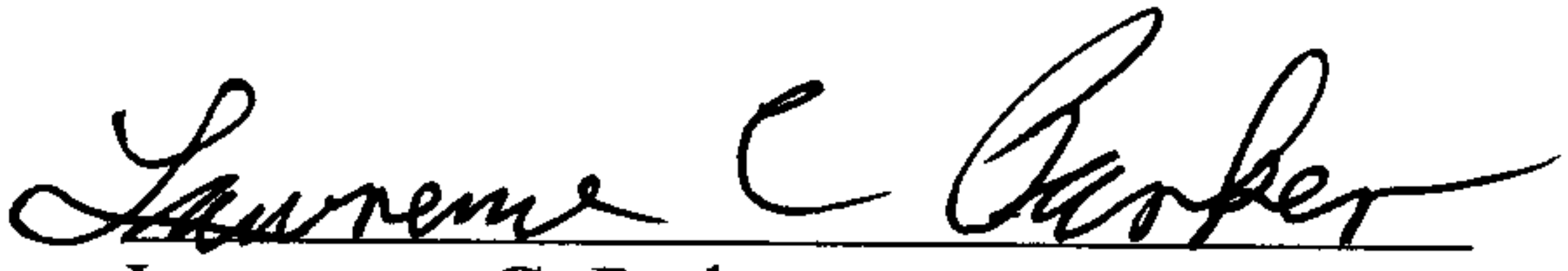
This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto **RENASANT BANK**, its successors and assigns forever, it being the intention of the parties to this conveyance that on the event of grantee's dissolution, the entire interest in fee simple shall pass to the successors and assigns of the grantee.

Shelby County, AL 01/27/2014
State of Alabama
Deed Tax: \$57.00

This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

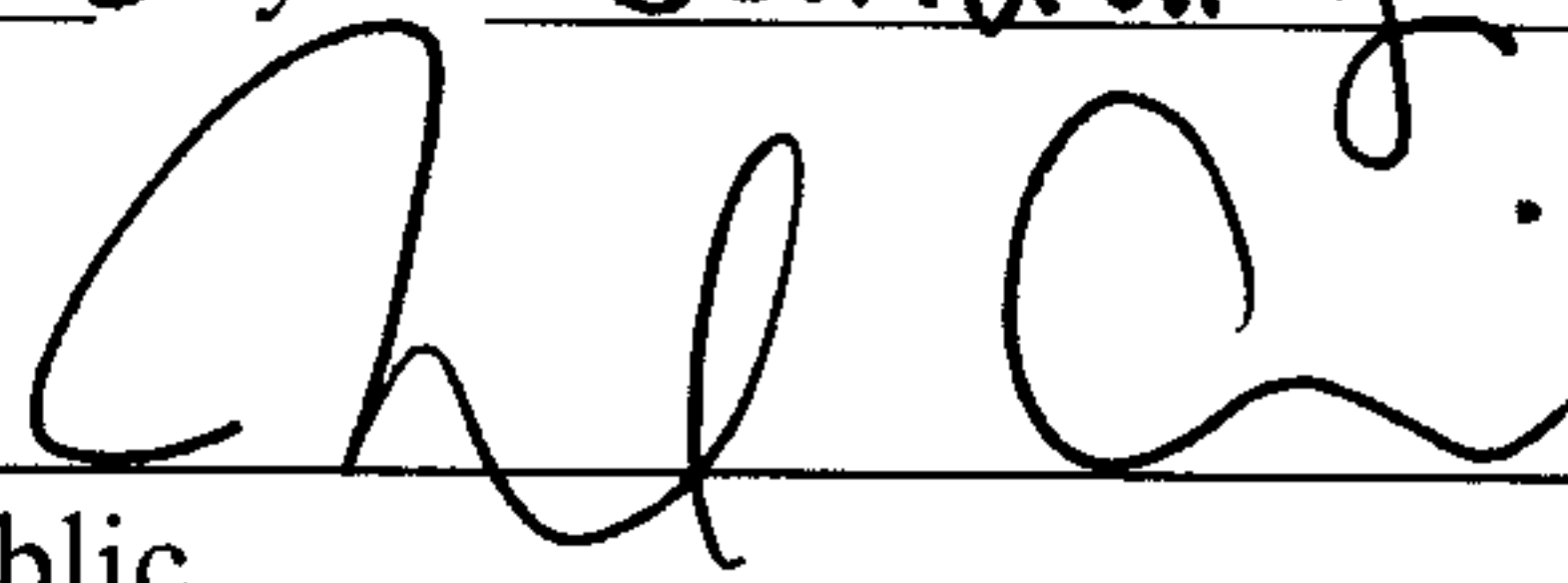
IN WITNESS WHEREOF, **LAWRENCE C. PARKER**, has caused this conveyance to be executed in his names and his seal affixed this the 22nd day of January, 2014.


Lawrence C. Parker

STATE OF Alabama)
)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **Lawrence C. Parker**, whose name is signed to the foregoing warranty deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22nd day of January, 2014.



Notary Public

My commission expires: _____
Jennifer Choi
Notary Public Alabama State at Large
My Commission Expires October 4, 2016


20140127000025100 2/4 \$80.00
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LEGEND

Exhibit "A"

County: SHELBY

District: COLUMBIANA

MgtArea: LONGLEAF(215)

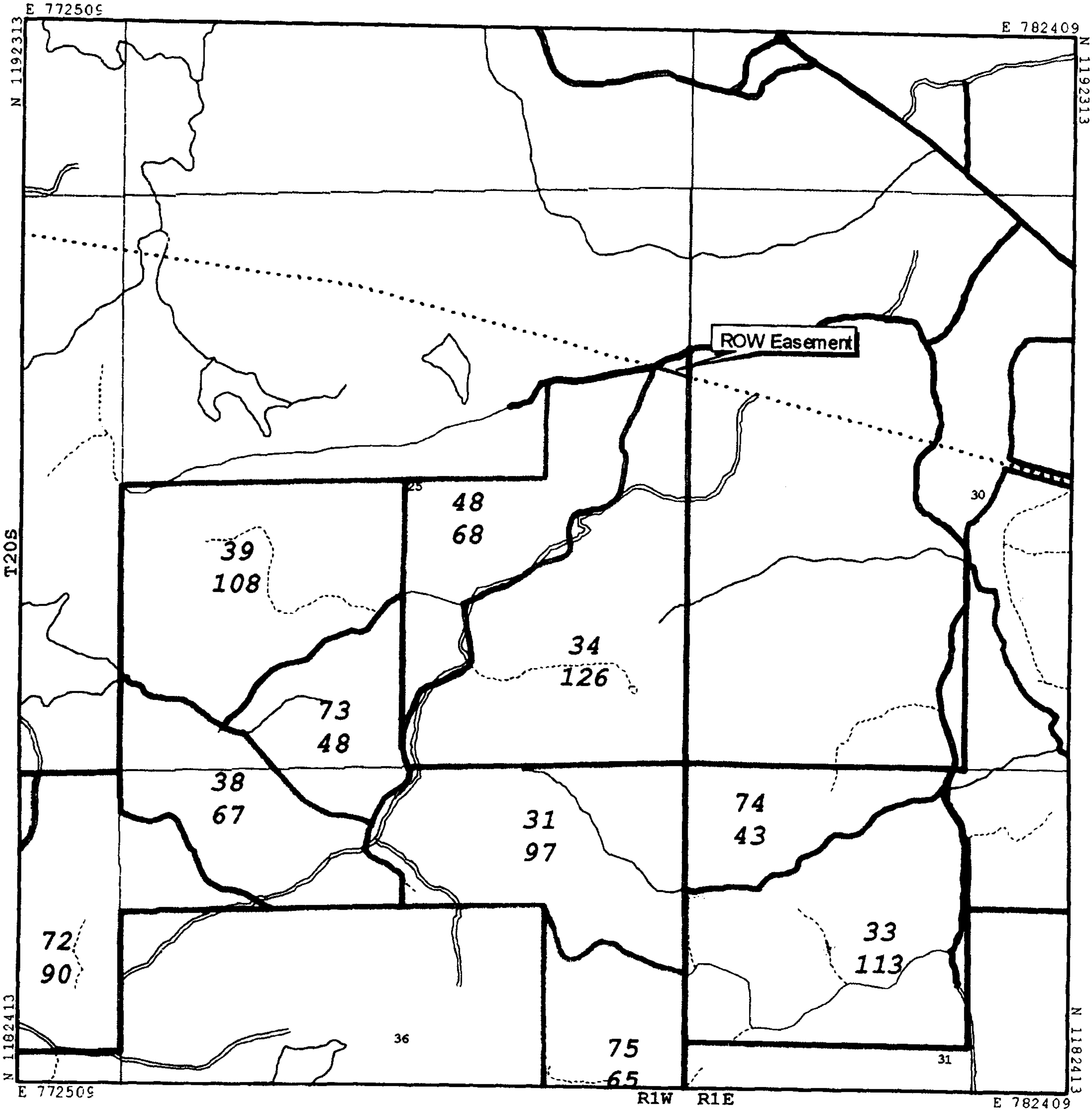
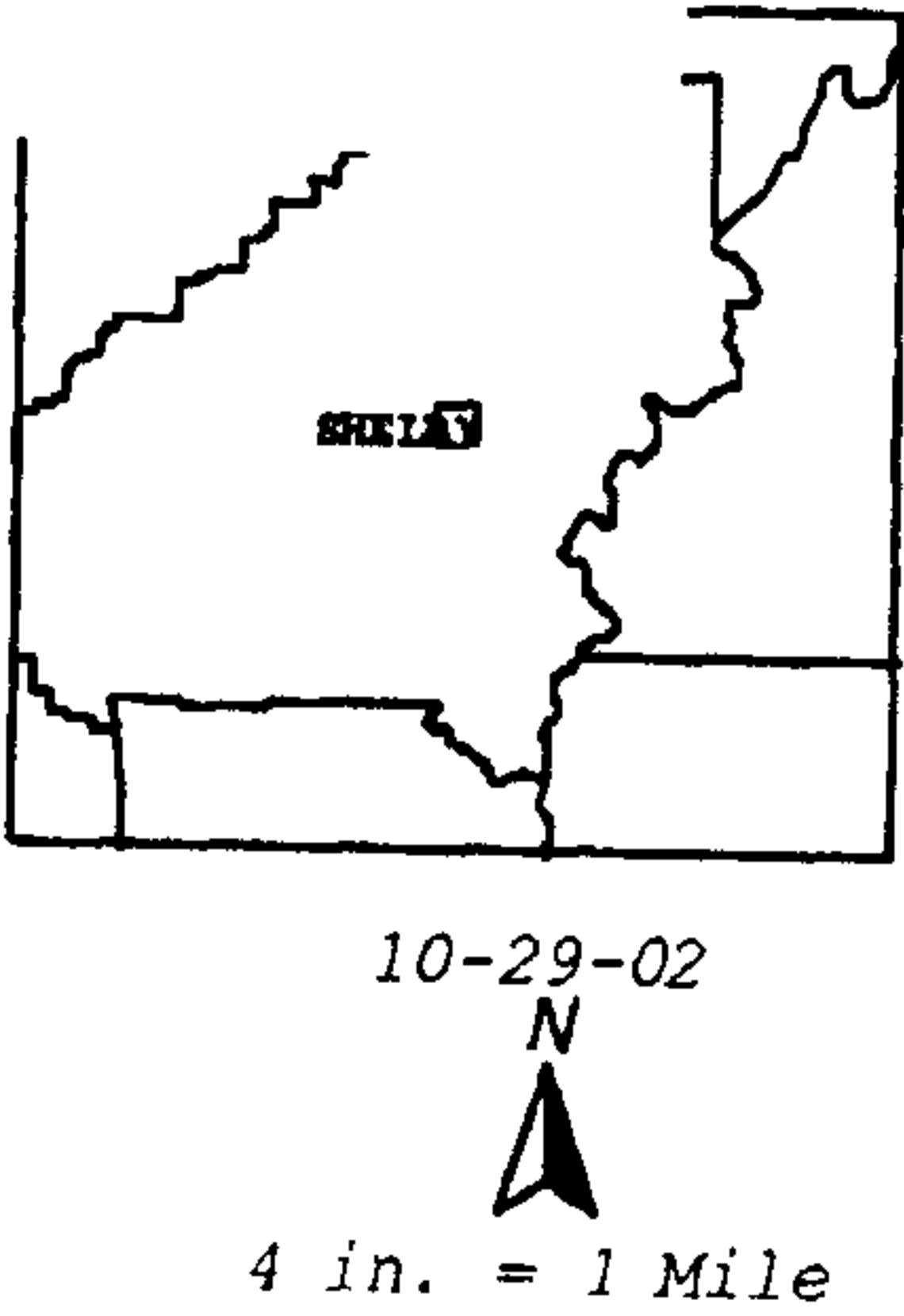
Comprtmt: 34

QuadName: WESTOVER

Date

Forester

ACN



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Lawrence C. Parker
Mailing Address 7273 Chelsea RD
Columbiana, AL
35051-3047

Grantee's Name Renasant Bank C/O Burt Newsome
Mailing Address P.O. Box 382753
Birmingham AL, 35238

Property Address PT S1/4 NW1/4 BE6SW
COB N666.14 ON W1/4 NE204
S666.451 NW261.09 ON SLN RD POB
Shelby County

Date of Sale January 22, 2014
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 56,800.00

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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other Agreement

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 record.

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 evidenced 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 estimate of 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 § 40-22-1 (h).

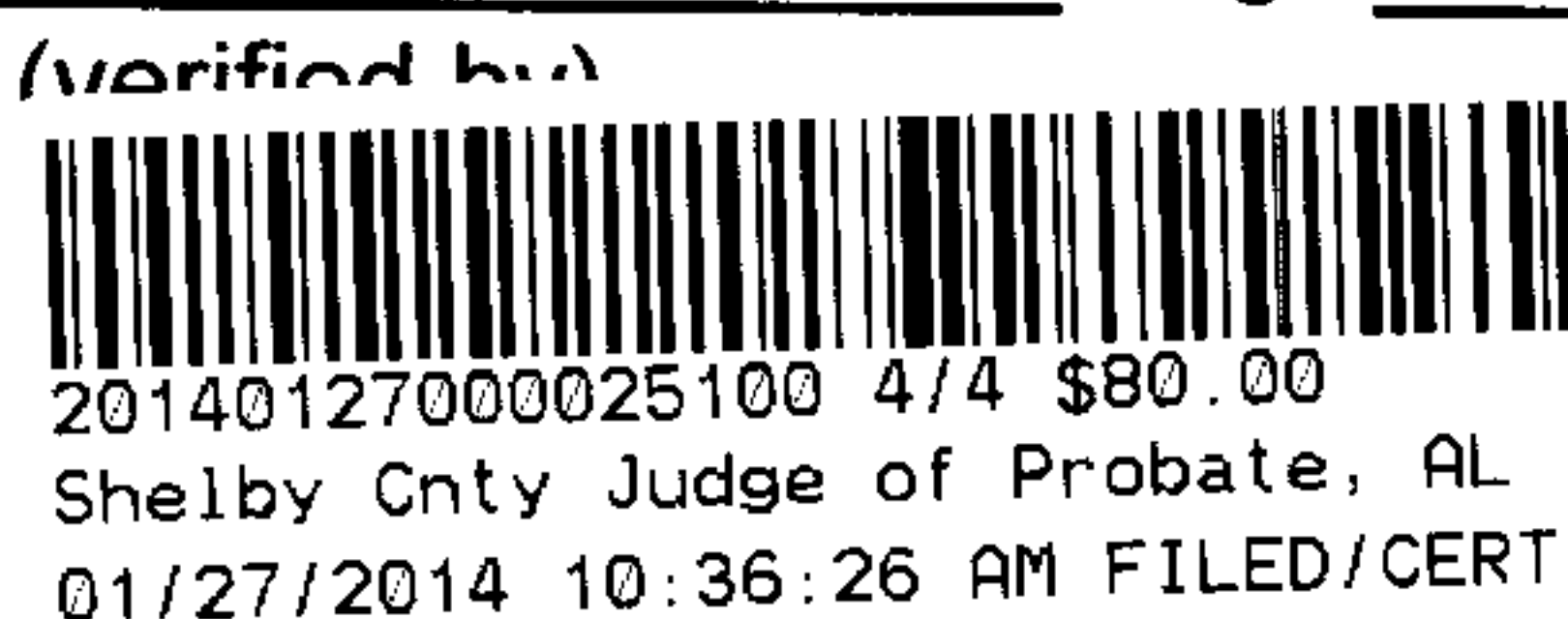
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 1/22/14

Print Burt Newsome Attorney for Renasant Bank

Unattested

Sign _____
(Grantor/Grantee/Owner/Agent) circle one



Form RT-1