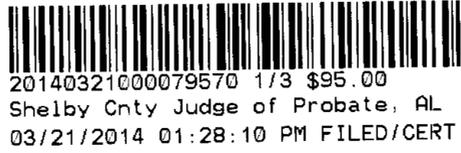


THIS INSTRUMENT WAS PREPARED BY:

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



STATE OF ALABAMA)
SHELBY COUNTY)

SPECIAL WARRANTY DEED

That in consideration of ONE HUNDRED FIFTY-SIX THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$156,400.00) to the undersigned paid by Grantees herein, the receipt of which is hereby acknowledged, the undersigned HeritageBank of the South., a Georgia banking corporation (hereinafter called the Grantor), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto Michael Sylestine and Emily Sylestine, (hereinafter referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 31, according to the Survey of WyndSOR Trace, Phase 1, as recorded in Map Book 37, at Page 63 in the Probate Office of Shelby County, Alabama.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantees under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama*.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

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. This property is being sold without warrant of recourse, expressed or implied as to title, use and/or enjoyment and is being sold subject to the right of redemption of all parties entitled thereto.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto MICHAEL SYLESTINE AND EMILY SYLESTINE, their heirs, successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantees' death, the entire interest in fee simple shall past to the heirs, successors and assigns of the Grantees. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, HeritageBank of the South, a Georgia banking corporation, has caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the 20th day of March, 2014.

HeritageBank of the South

By: John Robinson

Its: A.U.P.

STATE OF Alabama)
)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that John Robinson, whose name as Asst. Vice President of HeritageBank of the South, is signed to the foregoing special warranty deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20th day of March, 2014.

Jennifer Choi
Notary Public

(Seal)

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


20140321000079570 2/3 \$95.00
Shelby Cnty Judge of Probate, AL
03/21/2014 01:28:10 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name HeritageBank of the South
Mailing Address 16863 U.S. Highway 280
Chelsea, Alabama 35043

Grantee's Name Michael & Emily Sylestine
Mailing Address 100 Thatcher Road
Vincent, Alabama 35178

Property Address 100 Thatcher Road
Vincent, Alabama 35178

Date of Sale 3/20/2014

Total Purchase Price \$ 156,400.00

or
Actual Value \$

or
Assessor's 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 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 3/20/2014

Print John Robinson

Unattested

Sign John Robinson A.U.C.

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

