

# *City of Chelsea*

P.O. Box 111  
Chelsea, Alabama

20140324000080530 1/16 \$59.00  
Shelby Cnty Judge of Probate, AL  
03/24/2014 10:22:16 AM FILED/CERT

## *Certification Of Annexation Ordinance*

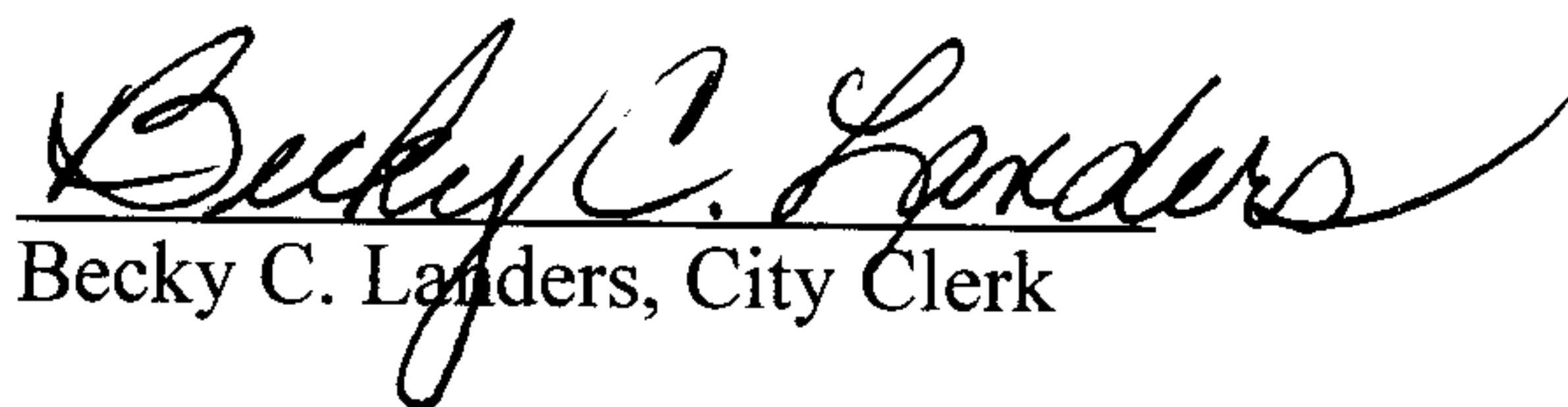
Ordinance Number: **X-14-02-04-678**

Property Owner(s): **Heritage Bank of the South**

Property: Parcel ID **#09-8-27-0-001-017.002**

I, Becky C. Landers, City Clerk of the City of Chelsea, Alabama, hereby certify the attached to be a true and correct copy of an Ordinance adopted by the City Council of Chelsea, at the regular meeting held February 4th, 2014, as same appears in minutes of record of said meeting, and published by posting copies thereof on February 5th, 2014, at the public places listed below, which copies remained posted for five business days (through February 11th, 2013).

Chelsea City Hall, 11611 Chelsea Road, Chelsea, Alabama 35043  
Chelsea Sports Complex, Highway 39, Chelsea, Alabama 35043  
U.S. Post Office, Highway 280, Chelsea, Alabama 35043  
Chelsea Senior Lodge, 706 County Rd 36, Chelsea, AL 35043  
City of Chelsea Website-[www.cityofchelsea.com](http://www.cityofchelsea.com)

  
Becky C. Landers, City Clerk

**City of Chelsea, Alabama**

**Annexation Ordinance No X-14-02-04-678**

Property Owner(s): **Heritage Bank of the South**

Property: Parcel ID **#09-8-27-0-001-017.002**

Pursuant to the provisions of Section 11-42-21 of the Code of Alabama (1975),

**Whereas**, the attached written petition (as Exhibit A) that the above-noted property be annexed to The City of Chelsea has been filed with the Chelsea City Clerk; and

**Whereas**, said petition has been signed by the owner(s) of said property; and

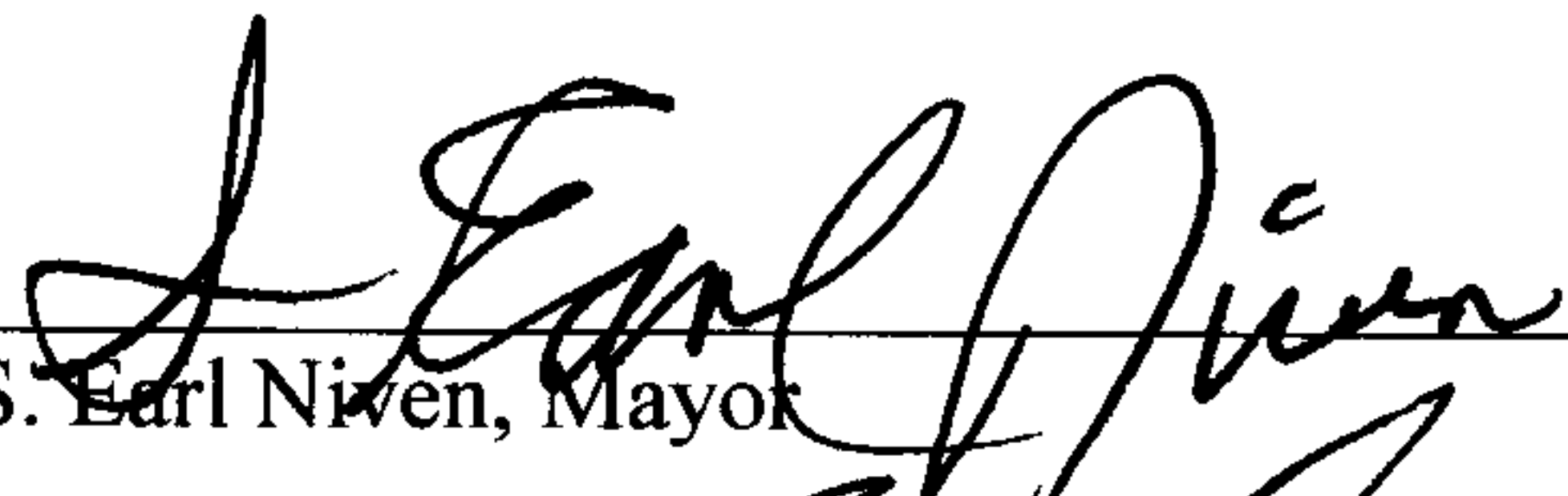
**Whereas**, said petition contains (as Petition Exhibit B) an accurate description of said property together with a map of said property (Exhibit C) showing the relationship of said property to the corporate limits of Chelsea; and

**Whereas**, said property is contiguous to the corporate limits of Chelsea, or is a part of a group of properties submitted at the same time for annexation, which is zoned B-2 which together is contiguous to the corporate limits of Chelsea;

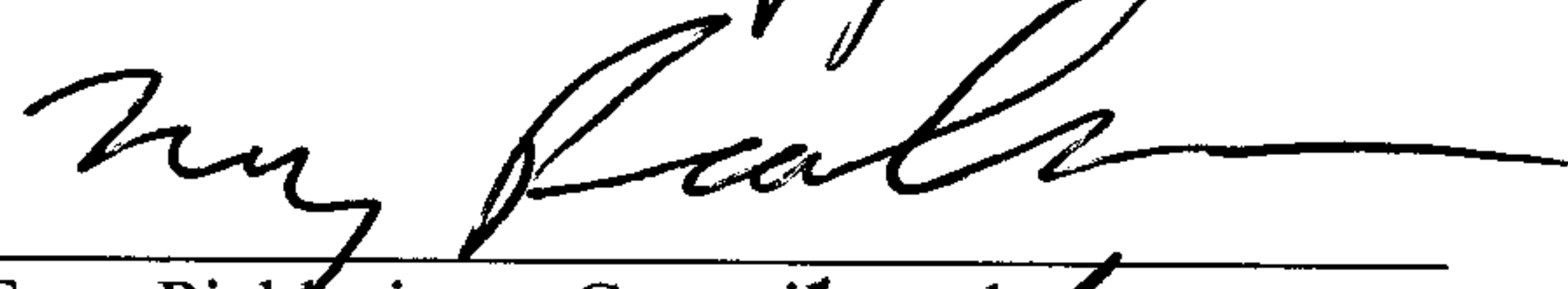
**Whereas**, said territory does not lie within the corporate limits or police jurisdiction of any other municipality

**Therefore, be it ordained** that the City Council of the City of Chelsea assents to the said annexation: and

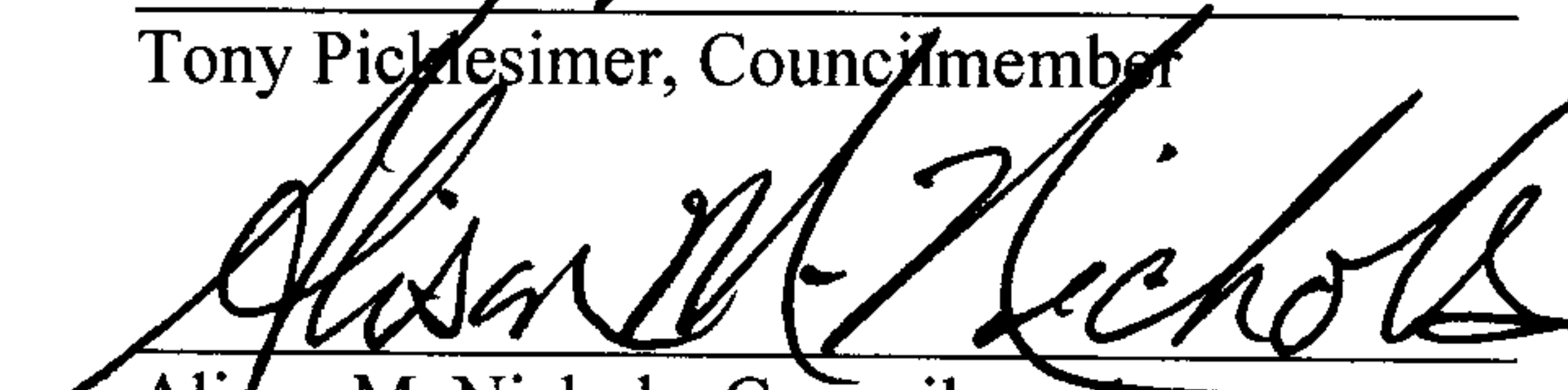
**Be it further ordained** that the corporate limits of Chelsea be extended and rearranged so as to embrace and include said property, and said property shall become a part of the corporate area of the City of Chelsea upon the date of publication of this ordinance as required by law.

  
S. Earl Niven, Mayor

  
Dale Neuendorf, Councilmember

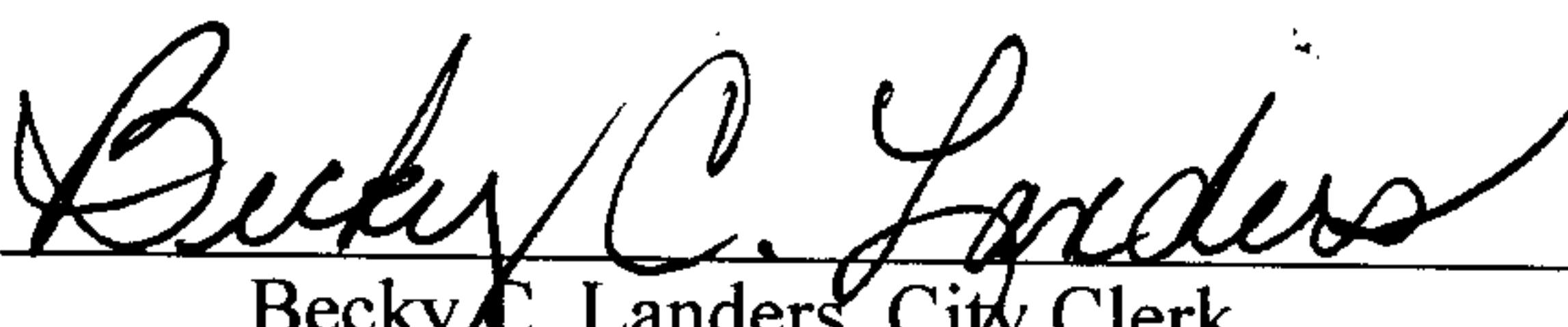
  
Tony Picklesimer, Councilmember

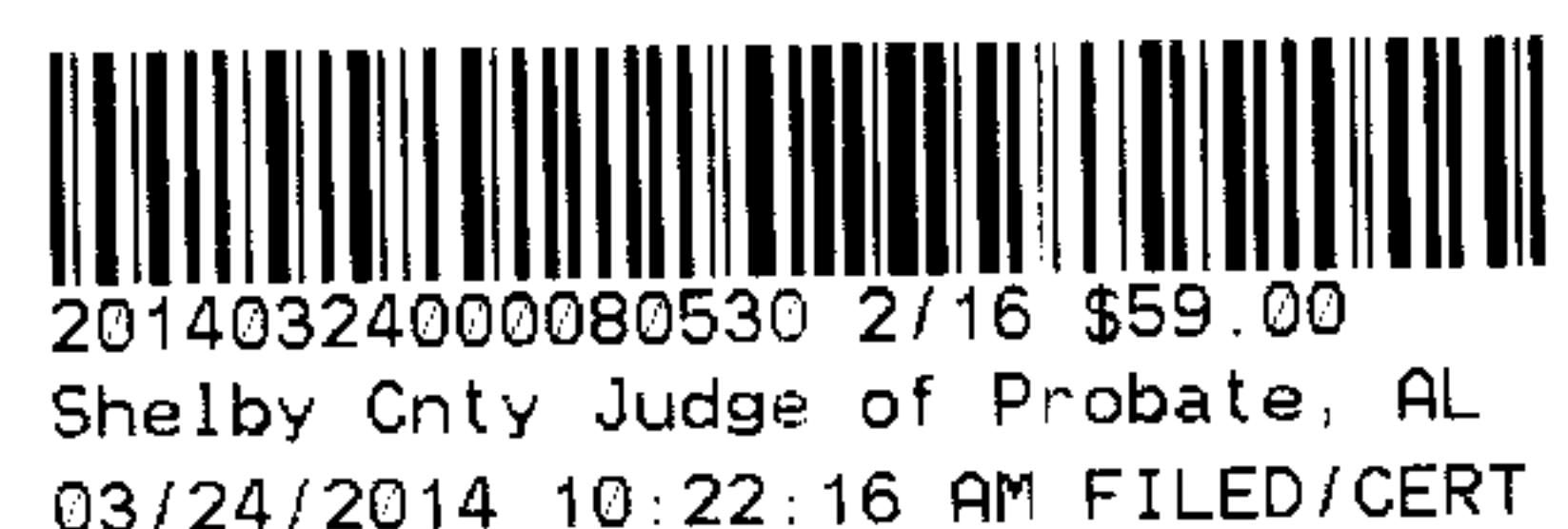
  
David Ingram, Councilmember

  
Alison M. Nichols, Councilmember

  
Juanita J. Champion, Councilmember

*Passed and approved this the 4<sup>th</sup> day of February, 2014*

  
Becky C. Landers, City Clerk



**Petition Exhibit A**

**Property owner(s): Heritage Bank of the South**

**Property: Parcel ID #09-8-27-0-001-017.002**

**Property Description**

The above-noted property, for which annexation into Chelsea is requested in this petition, is described in the attached copy of the deed (Petition Exhibit B), recorded in Map Book 25, Page 32, Instrument #20140115000014320, and is filed with the Shelby County Probate Judge.

Further, the said property for which annexation into Chelsea is requested in this petition is shown in the indicated shaded area on the attached map in Petition Exhibit C. Said map also shows the contiguous relationship of said property to the corporate limits of Chelsea.

The said property, for which annexation into Chelsea is requested in this petition, does not lie within the corporate limits of any other municipality.



City Clerk  
City of Chelsea  
P. O. Box 111  
Chelsea, Alabama 35043

## Petition for Annexation

The undersigned owner(s) of the property which is described in the attached "Exhibit A" and which either is contiguous to the corporate limits of the City of Chelsea, or is a part of a group of properties which together are contiguous to the corporate limits of Chelsea, do hereby petition the City of Chelsea to annex said property into the corporate limits of the municipality.

Done the 11 day of June 2013

Dawn Rosseter  
Witness

Branch Manager

William H. Bond Market Street  
Heritage Bank of the South  
Owner Signature

Heritage Bank of the South  
Print Name

P.O. Box 414 Chelsea AL 35043  
Mailing Address

110863 Hwy 280 Chelsea AL 35043  
Property Address (If different)

205-678-2265 or 205-380-0042  
Telephone Number (Day)

205-380-0042  
Telephone Number (Evening)

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
Property Address (If different)

\_\_\_\_\_  
Telephone Number (Day)

\_\_\_\_\_  
Telephone Number (Evening)

Number of people on property 14

Proposed property usage (Circle One)  
Commercial Residential




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Shelby Cnty Judge of Probate, AL  
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Send tax notice to:

Mr. Heath Fountain  
HeritageBank of the South  
721 N. Westover Blvd.  
Albany, GA 31707

This instrument prepared by  
and record and return to:  
Judith C. Loomis  
FDIC East Coast Temporary Satellite Office  
8800 Baymeadows Way West  
Jacksonville, FL 32256

Shelby County, AL 01/15/2014  
State of Alabama  
Deed Tax: \$1532.00

  
20140115000014320 1/11 \$1576.00  
Shelby Cnty Judge of Probate, AL  
01/15/2014 12:23:35 PM FILED/CERT

(Space above this line reserved for Probate Court recording information)

STATE OF ALABAMA )  
COUNTY OF SHELBY )

### RECEIVER'S DEED


(Deed Without Covenant, Representation, or Warranty)

This Receiver's Deed is entered into as of this the 30<sup>th</sup> day of December, 2013, between the **FEDERAL DEPOSIT INSURANCE CORPORATION**, as **Receiver for Frontier Bank** (herein referred to as "Grantor"), whose address is 8800 Baymeadows Way West, Jacksonville, Florida 32256, having been placed in receivership on March 8, 2013, by the Georgia Department of Banking & Finance, and **Heritage Bank of the South, Albany, GA**, (herein referred to as "Grantee").

For the sum of Ten Dollars (\$10) and for other good and valuable consideration in hand paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, Grantor by these presents does hereby GRANT, SELL and CONVEY to Grantee, without covenant, representation, or warranty of any kind or nature, express or implied, and any and all warranties that might arise by common law and any covenants or warranties created by statute, as the same may be hereafter amended or superseded, are excluded, all of Grantor's right, title and interest in that tract or parcel of real estate situated in the County of **Shelby**, State of Alabama, situated on **16863 Hwy 280, Chelsea, AL** identified as:

See Exhibit A

together with all of Grantor's right, title and interest in any and all improvements and fixtures thereon and thereto (hereinafter collectively referred to as the "Subject Property"), and all and singular the rights and appurtenances pertaining thereto, including, but not limited to, any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way, subject however to all liens, exceptions, easements, rights-of-way, covenants, conditions, restrictions, reservations, encroachments, protrusions, shortages in area, boundary disputes and discrepancies, matters which

  
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could be discovered or would be revealed by, respectively, an inspection or current survey of the Subject Property, encumbrances, impositions (monetary and otherwise), access limitations, licenses, leases, prescriptive rights, rights of parties in possession, rights of tenants, co-tenants, or other co-owners, and any and all other matters or conditions affecting the Subject Property, as well as standby fees, real estate taxes, and assessments on the Subject Property for the current year and prior and subsequent years, and subsequent taxes and assessments for prior years due to change in land usage or ownership, and any and all zoning laws, regulations, and ordinances of municipal and other governmental authorities affecting the Subject Property (all of the foregoing being collectively referred to as the "Permitted Encumbrances"). Grantee, by its execution and acceptance of delivery of this Receiver's Deed, assumes and agrees to perform all of Grantor's obligations under the Permitted Encumbrances.

FURTHER, GRANTEE, BY ITS EXECUTION AND ACCEPTANCE OF DELIVERY OF THIS RECEIVER'S DEED, ACKNOWLEDGES AND AGREES THAT (i) GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS, OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, OF, AS TO, CONCERNING, OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY, OR CONDITION OF THE SUBJECT PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL, AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE SUBJECT PROPERTY, (C) THE SUITABILITY OF THE SUBJECT PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE SUBJECT PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES, OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE OWNERSHIP, TITLE, POSSESSION, HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE SUBJECT PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE SUBJECT PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR, OR LACK OF REPAIR OF THE SUBJECT PROPERTY OR ANY PORTION THEREOF OR ANY IMPROVEMENTS THERETO, (H) THE EXISTENCE, QUALITY, NATURE, ADEQUACY, OR PHYSICAL CONDITION OF ANY UTILITIES SERVING THE SUBJECT PROPERTY, OR (I) ANY OTHER MATTER WITH RESPECT TO THE SUBJECT PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION, OR LAND USE LAWS, RULES, REGULATIONS, ORDERS, OR REQUIREMENTS, INCLUDING, WITHOUT LIMITATION, THE DISPOSAL OR EXISTENCE, IN OR ON THE SUBJECT PROPERTY, OF ANY HAZARDOUS MATERIALS; (ii) GRANTEE HAS FULLY INSPECTED THE SUBJECT PROPERTY AND THAT THE CONVEYANCE AND DELIVERY HEREUNDER OF THE SUBJECT PROPERTY IS "AS IS" AND "WITH ALL FAULTS", AND GRANTOR HAS NO OBLIGATION TO ALTER, REPAIR, OR IMPROVE THE SUBJECT PROPERTY OR ANY PORTION THEREOF OR ANY IMPROVEMENTS THERETO; AND (iii) NO WARRANTY HAS ARISEN THROUGH TRADE, CUSTOM, OR COURSE OF DEALING WITH GRANTOR, AND ALL STATUTORY, COMMON LAW, AND CUSTOMARY COVENANTS AND

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WARRANTIES, IF ANY, OF WHATEVER KIND, CHARACTER, NATURE, PURPOSE, OR EFFECT, WHETHER EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW, ARE HEREBY EXPRESSLY, UNCONDITIONALLY, AND IRREVOCABLY WAIVED, DISCLAIMED, AND EXCLUDED FROM THIS RECEIVER'S DEED, NOTWITHSTANDING ANY CUSTOM OR PRACTICE TO THE CONTRARY, OR ANY STATUTORY, COMMON LAW, DECISIONAL, HISTORICAL, OR CUSTOMARY MEANING, IMPLICATION, SIGNIFICANCE, EFFECT, OR USE OF CONTRARY IMPORT OF ANY WORD, TERM, PHRASE OR PROVISION HEREIN.


Further, by its execution and acceptance of delivery of this Receiver's Deed, Grantee or anyone claiming by, through, or under Grantee, hereby fully releases Grantor, its employees, officers, directors, representatives, and agents from any and all claims, costs, losses, liabilities, damages, expenses, demands, actions, or causes of action that it may now have or hereafter acquire, whether direct or indirect, known or unknown, suspected or unsuspected, liquidated or contingent, arising from or related to the Subject Property in any manner whatsoever. This covenant releasing Grantor shall be a covenant running with the Subject Property and shall be binding upon Grantee, its successors and assigns.


TO HAVE AND TO HOLD the Subject Property together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors and assigns forever, without covenant, representation, or warranty whatsoever, subject, however, to the Permitted Encumbrances.

The fact that certain encumbrances, limitations, or other matters or conditions may be mentioned, disclaimed, or excepted in any way herein, whether specifically or generally, and whether in the body hereof or any exhibit hereto, shall not be a covenant, representation, or warranty of Grantor as to any encumbrances, limitations, or any other matters or conditions not mentioned, disclaimed, or excepted. Notwithstanding anything herein to the contrary, however, nothing herein shall be construed or deemed as an admission by Grantor or Grantee to any third party of the existence, validity, enforceability, scope, or location of any encumbrances, limitations, or other matters or conditions mentioned, disclaimed, or excepted in any way herein, and nothing shall be construed or deemed as a waiver by Grantor or Grantee of its respective rights, if any, but without obligation, to challenge or enforce the existence, validity, enforceability, scope, or location of same against third parties.

Grantee hereby assumes the payment of all ad valorem taxes, standby fees, and general and special assessments of whatever kind and character affecting the Subject Property which are due, or which may become due, for any tax year or assessment period prior or subsequent to the effective date of this Receiver's Deed, including, without limitation, taxes or assessments becoming due by reason of a change in usage or ownership, or both, of the Subject Property.

This Receiver's Deed is executed pursuant to that certain Purchase Agreement between Grantor and Grantee dated as of March 8, 2013.

  
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IN WITNESS WHEREOF, this Receiver's Deed is executed by Grantor and Grantee on the dates set forth below their respective signatures herein below, but to be effective for all purposes, however, as of the date first above written.

GRANTOR:

**FEDERAL DEPOSIT INSURANCE  
CORPORATION, as Receiver for  
FRONTIER BANK**

By: 

Name: **PATRICK F CASHMAN**  
**ATTORNEY-IN-FACT \*\***

Title: Attorney in Fact

Date: 11-7, 2013

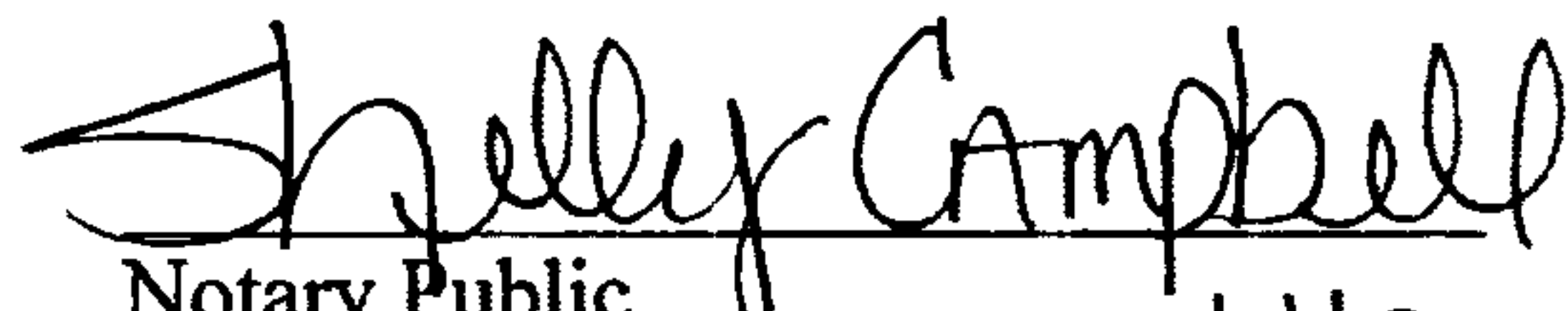
\*\* Per the Limited Power of Attorney recorded in Dallas County, Texas, a certified copy of which is attached hereto as Exhibit "B".

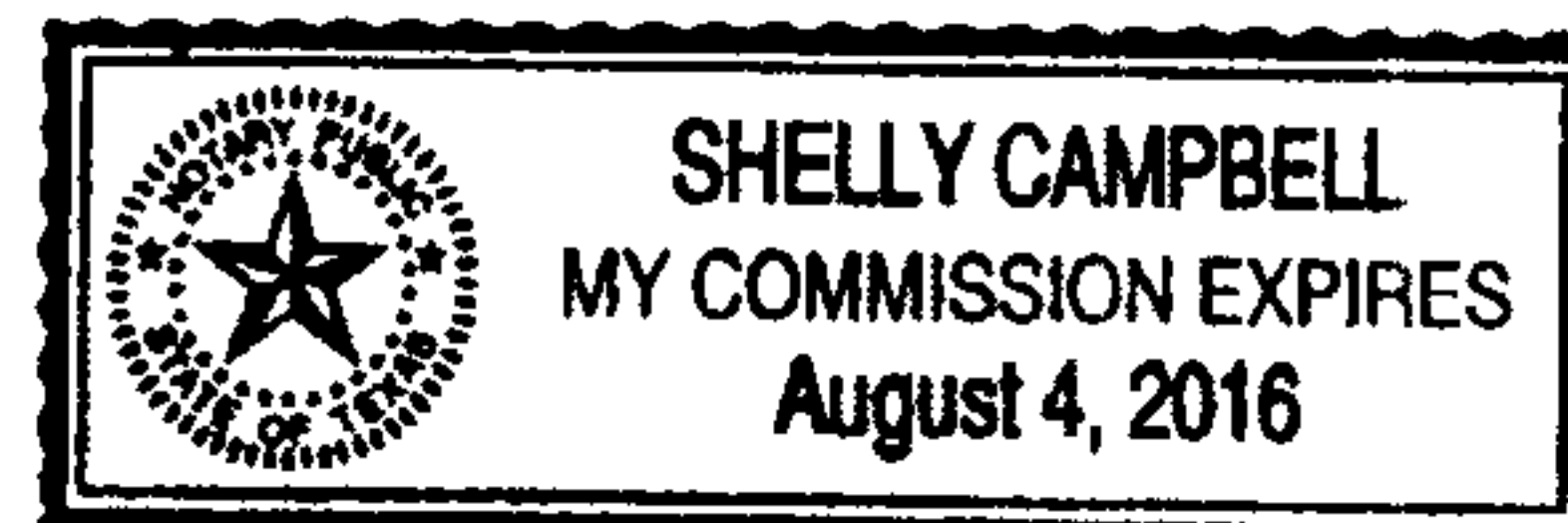
STATE OF TEXAS )


COUNTY OF DALLAS )


I, the undersigned, a notary public in and for said county in said state, hereby certify that PATRICK F. CASHMAN, whose name as Attorney in Fact of the Federal Deposit Insurance Corporation, as Receiver for Frontier 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 said instrument, he/she executed the same voluntarily for and as the act of said entity on the day the same bears date.

GIVEN under my hand and official seal this 7<sup>th</sup> day of Nov, 2013.

  
Notary Public  
My Commission Expires: 8/4/2016



  
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GRANTEE:

**HERITAGE BANK OF THE SOUTH**

By: [Signature]  
Name: T. HEATH FOUNTAIN  
Title: CFO  
Date: DEC 30, 2013

STATE OF GEORGIA )  
 )  
COUNTY OF DouHERTY )

I, the undersigned, a notary public in and for said county in said state, hereby certify that T. Heath Fountain (Chief Financial Officer), whose name is T. Heath Fountain (Chief Financial Officer) of Heritage Bank of the South 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 said instrument, he/she executed the same voluntarily for and as the act of said corporation on the day the same bears date.

GIVEN under my hand and official seal this 30<sup>th</sup> day of December, 2013.

[Signature]  
Notary Public  
My Commission Expires: 8/9/14



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**EXHIBIT "A"**

**Lot 1, according to the Survey of The Shoppes at the Narrows, Phase I, as recorded in Map Book 25, Page 32, in the Office of the Judge of Probate of Shelby County, Alabama.**



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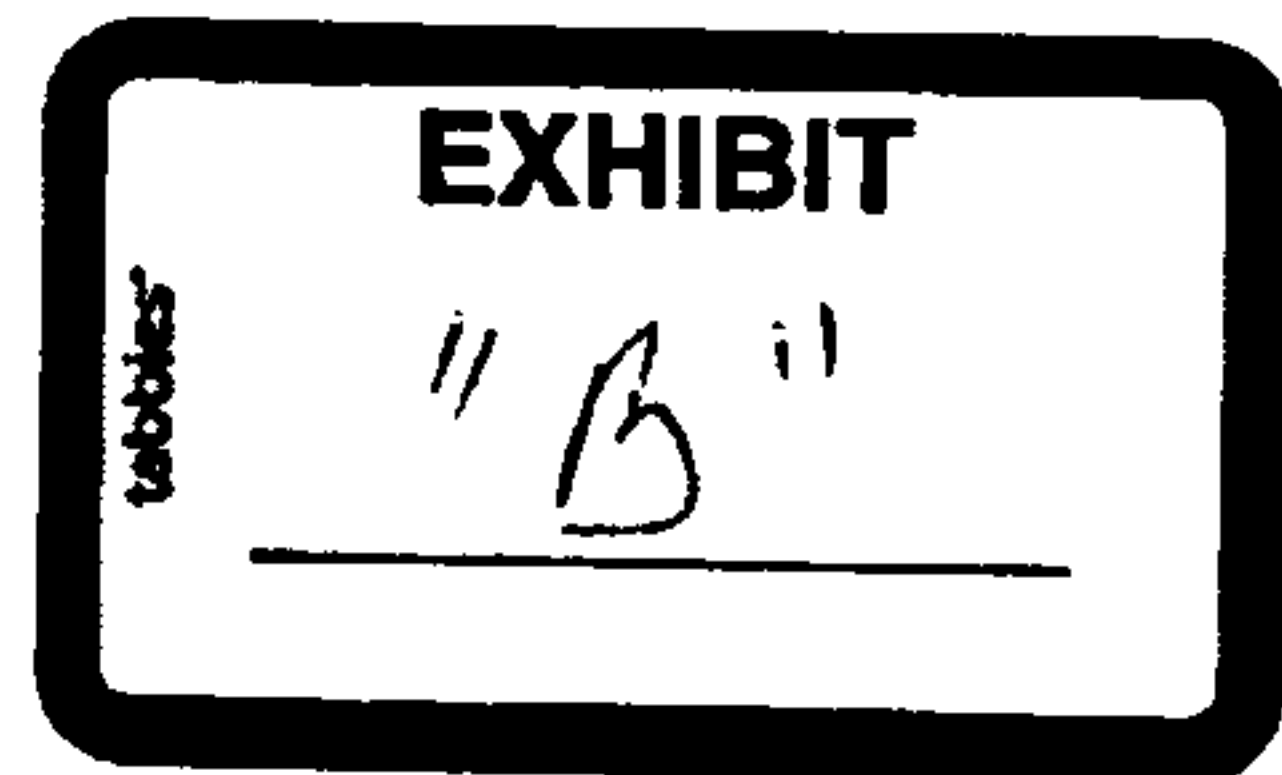
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### LIMITED POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS, that the FEDERAL DEPOSIT INSURANCE CORPORATION, a Corporation organized and existing under an Act of Congress, hereinafter called the "FDIC," acting in its Receivership capacity or separate Corporate capacity or as Manager of the FSLIC Resolution Fund has acquired and will acquire certain assets for liquidation and has determined that it is necessary to appoint a representative to act on its behalf in connection with the maintenance and liquidation of said assets, hereinafter called the "Acquired Assets."

WHEREAS, the FDIC desires to designate Patrick F. Cashman as Attorney-in-Fact for the limited purpose of facilitating the management and disposition of the Acquired Assets; and

WHEREAS, the undersigned has full authority to execute this instrument on behalf of the FDIC under applicable Resolutions of the FDIC's Board of Directors and redelegations thereof.

NOW, THEREFORE, the FDIC appoints Patrick F. Cashman as its true and lawful Attorney-in-Fact to act in its name, place, and stead, and hereby grants Patrick F. Cashman the authority, subject to the limitations herein, as follows:

(1) Sign, seal and deliver as the act and deed of the FDIC any instrument in writing, and to do every other thing necessary and proper for the collection and recovery of any and all monies and properties of every kind and nature whatsoever for and on behalf of the FDIC and to give proper receipts and acquittance therefor in the name and on behalf of the FDIC;

(2) Release, discharge or assign any and all judgments, mortgages on real estate or personal property, including the release and discharge of the same of record in the office of any Prothonotary or Register of Deeds wherever located where payments on account of the same in redemption or otherwise may have been made by the debtor(s), and to endorse receipt of such payment upon the records in any appropriate public office;

(3) Receive, collect and give all proper acquittance for any other sums of money owing to the FDIC for any Acquired Asset which the attorney-in-fact may sell or dispose of;

(4) Execute any and all transfers and assignments as may be necessary to assign any securities or other choses in action;

(5) Sign, seal, acknowledge and deliver any and all agreements, easements, or conveyances as shall be deemed necessary or proper by the FDIC Attorney-in-Fact in the care and management of the Acquired Assets;

(6) Sign receipts for the payment of all rents and profits due or to become due on the Acquired Assets;

(7) Execute, acknowledge and deliver deeds of real property in the name of the FDIC;

Limited Power of Attorney

Patrick F. Cashman

Prepared by: Darlene Waller, Federal Deposit Insurance Corporation, Dallas Regional Office, Legal

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Shelby Cnty Judge of Probate, AL  
03/24/2014 10:22:16 AM FILED/CERT



(8) Extend, postpone, release and satisfy or take such other action regarding any mortgage lien held in the name of the FDIC;

(9) Execute, acknowledge and deliver in the name of the FDIC a power of attorney wherever necessary or required by law to any attorney employed by the FDIC;

This Limited Power of Attorney shall be effective from May 1, 2013, and shall continue in full force and effect through May 1, 2015, unless otherwise terminated by an official of the FDIC authorized to do so by the Board of Directors ("Revocation"). At such time this Limited Power of Attorney will be automatically revoked. Additionally, upon the termination of employment from the Federal Deposit Insurance Corporation (for any reason) of Patrick F. Cashman such terminated employee's power and authority provided pursuant to this Limited Power of Attorney shall immediately be revoked and be of no further force and effect as of the date of such termination. Any third party may rely upon this document as the named individual(s)' authority to continue to exercise the powers herein granted, unless a Revocation has been recorded in the public records of the jurisdiction where this Limited Power of Attorney has been recorded, or unless a third party has received actual notice of a Revocation.

IN WITNESS WHEREOF, the FDIC, by its duly authorized officer empowered by appropriate resolution of its Board of Directors, has caused these presents to be subscribed in its name this 12 day of June, 2013.

**FEDERAL DEPOSIT INSURANCE CORPORATION**

By: [Signature]  
Name: James L. Parrish  
Title: Customer Service Manager  
Dallas Regional Office


Signed in the presence of:


[Signature: Milette Pratt]

Witness  
Name: Milette Pratt

[Signature: Jerelde Cox]

Witness  
Name: Jerelde Cox

  
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Limited Power of Attorney

Patrick F. Cashman

Prepared by: Darlene Waller, Federal Deposit Insurance Corporation, Dallas Regional Office, Legal Division

June, 2013

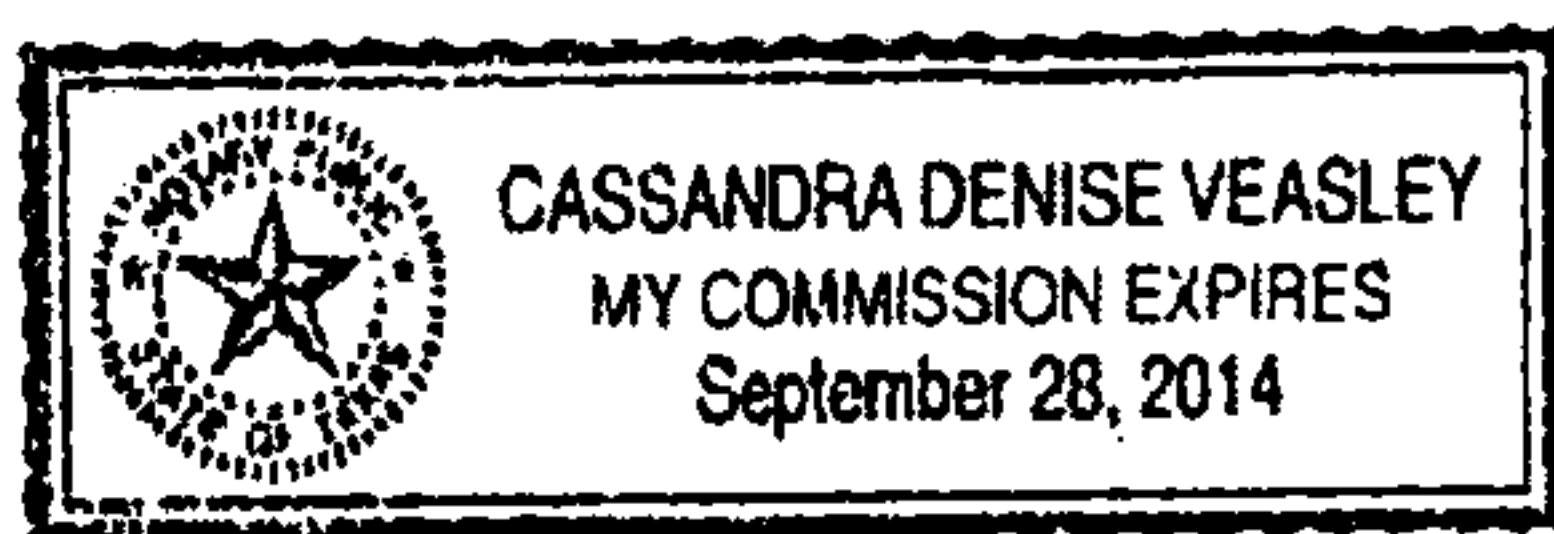
Page 2 of 3



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STATE OF TEXAS  
COUNTY OF DALLAS

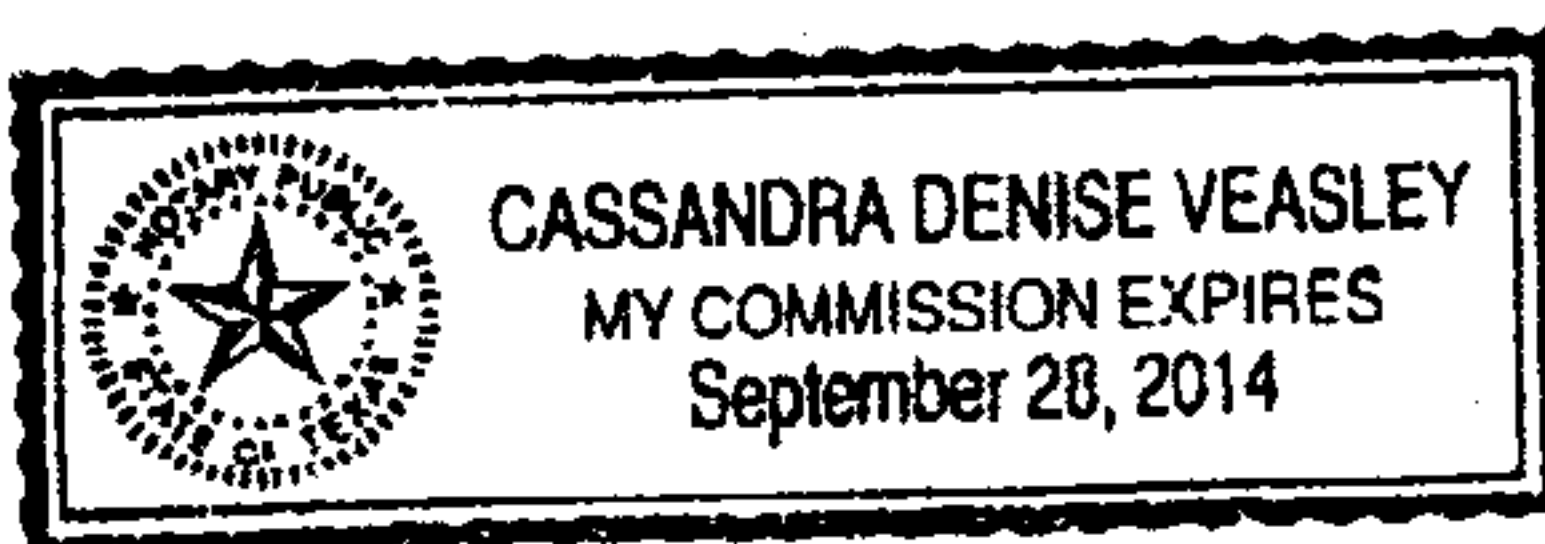
On this 12 day of June, 2013, before me, a Notary Public in and for the State of Texas appeared James L. Parrish, to me personally known, who, being by me first duly sworn did depose that he is Customer Service Manager, Dallas Regional Office of the Federal Deposit Insurance Corporation (the "Corporation"), in whose name the foregoing Limited Power of Attorney was executed and subscribed, and the said Limited Power of Attorney was executed and subscribed on behalf of the said Corporation by due authority of the Corporation's Board of Directors, and the said James L. Parrish, acknowledged the said Limited Power of Attorney to be the free act and deed of said Corporation.



Cassandra Denise Veasley  
Notary Public  
My Commission expires: 9/28/2014

STATE OF TEXAS  
COUNTY OF DALLAS

On this 12 day of June, 2013, before me, a Notary Public in and for the State of Texas appeared Millette Pratt (witness #1) and Jerelde Cox (witness #2), to me personally known to be the persons whose names are subscribed as witness to the foregoing instrument of writing, and after being duly sworn by me stated on oath that they saw James L. Parrish, Customer Service Manager, Dallas Regional Office of the Federal Deposit Insurance Corporation, the person who executed the foregoing instrument, subscribe the same, and that they had signed the same as a witness at the request of the person who executed the same.



Cassandra Denise Veasley  
Notary Public  
My Commission expires: 9/28/2014

Filed and Recorded  
Official Public Records  
John F. Warren, County Clerk  
Dallas County, TEXAS  
06/13/2013 11:56:38 AM  
\$24.00



JH

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Shelby Cnty Judge of Probate, AL  
03/24/2014 10:22:16 AM FILED/CERT

Limited Power of Attorney  
Patrick F. Cashman

Prepared by: Darlene Waller, Federal Deposit Insurance Corporation, Dallas Regional Office, Legal Division

June, 2013  
Page 3 of 3

Rel Settlement Solutions, LLC  
472 North Dean Road Suite 102  
Auburn, Alabama 36830

TRUE AND CORRECT  
COPY OF ORIGINAL  
FILED IN DALLAS

COUNTY CLERK'S OFFICE  
8/6/13  
DATE

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20140115000014320 10/11 \$1576.00  
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THE STATE OF TEXAS  
COUNTY OF DALLAS

I hereby certify that the above and foregoing is a full, true, and correct photographic copy of the original record now in my lawful custody and possession, filed on the date stamped thereon and as the same is recorded in the Recorder's Records in my office under the volume and page or instrument # stamped thereon.  
I hereby certify on

JUN 13 2013



COUNTY CLERK, Dallas County, Texas

By \_\_\_\_\_ Deputy



### Real Estate Sales Validation Form

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

Grantor's Name Federal Deposit Insurance Grantee's Name HeritageBank of the South  
Mailing Address Corporation for Frontier Mailing Address 721 N. Westover Blvd.  
Bank Albany, GA 31707  
8800 Baymeadows Way West  
Property Address Jacksonville, FL 32256  
16863 Highway 280 Date of Sale December 30, 2013  
Chelsea, AL 35043 Total Purchase Price \$1,532,000.00  
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 ☐ Appraisal  
☐ Sales Contract ☒ Other ☐ Loss Share Acquisition Agreement  
☐ Closing Statement

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 12/30/13

☒ Unattested

(verified by)

HeritageBank of the South, By:

Print T. HEATH FAIRBANK

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Title: CFO, of Form RT-1  
HeritageBank of the South



20140115000014320 11/11 \$1576.00  
Shelby Cnty Judge of Probate, AL  
01/15/2014 12:23:35 PM FILED/CERT



201403240000080530 15/16 \$59.00  
Shelby Cnty Judge of Probate, AL  
03/24/2014 10:22:16 AM FILED/CERT

Exhibit C  
X-13-07-02-669

Tax ID  
09-8-27

201403240000080530 16/16 \$59.00  
Shelby Cnty Judge of Probate, AL  
03/24/2014 10:22:16 AM FILED/CERT

Chelsea City Limits  
Area to be Annexed

HERITAGE BANK OF THE SOUTH  
16863 HIGHWAY 280

