

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Chris Reebals

(Address) P O Box 43767

Birmingham AL 35243

Corporation Form Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED TWENTY-FIVE THOUSAND and 00/100, (\$125,000.00) DOLLARS** to the undersigned grantor, **TRUSTMARK NATIONAL BANK, f/k/a BANKTRUST** (herein referred to as GRANTOR) in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto **CHRIS REEBALS** (herein referred to as GRANTEE, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:


LEGAL DESCRIPTION SET FORTH IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERewith AS THOUGH FULLY SET OUT HEREIN, FOR LEGAL DESCRIPTION.

SUBJECT TO:

- All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- Easement to BellSouth as recorded in Inst. No. 2008-5167.
- Right of way to Shelby County as recorded in Deed Book 146, Page 521.
- Permits, easements and rights of way to record.
- Building set back lines and easements as shown on recorded map.

PURCHASE MONEY FIRST MORTGAGE EXECUTED ON EVEN DATE HERewith IN THE AMOUNT OF \$93,750.00

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.


20140410000105050 1/4 \$54.50
Shelby Cnty Judge of Probate, AL
04/10/2014 03:44:22 PM FILED/CERT

Shelby County, AL 04/10/2014
State of Alabama
Deed Tax: \$31.50

IN WITNESS WHEREOF, the said GRANTOR by John C. Kirby, as President, who is authorized to execute this conveyance, hereto set its signature and seal, this the 7th day of **April**, 2014.

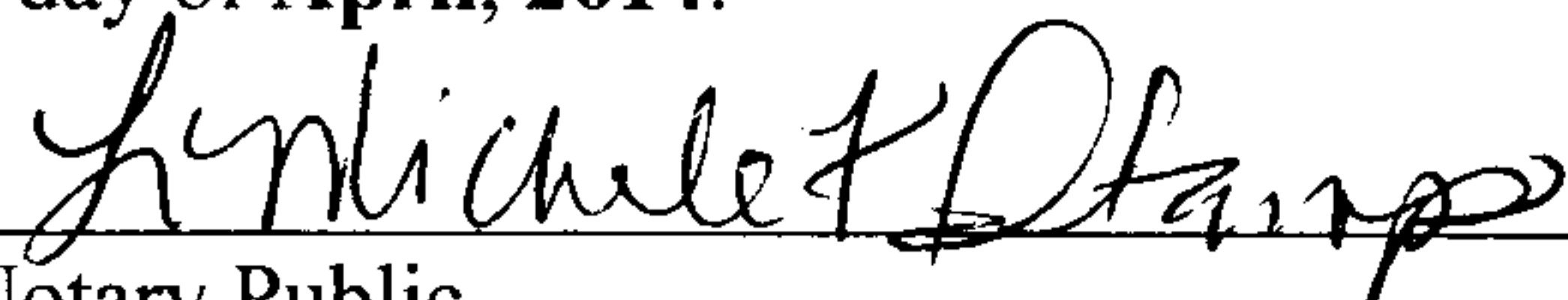
TRUSTMARK NATIONAL BANK
f/k/a BANKTRUST

By: John C. Kirby
Its: President

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **John Kirby** whose name as **President of Trustmark National Bank, f/k/a Banktrust**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/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 the 7th day of **April**, 2014.


Notary Public
My Commission Expires: 07-31-17



20140410000105050 2/4 \$54.50
Shelby Cnty Judge of Probate: AL
04/10/2014 03:44:22 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the West half of the NE 1/4 of the SE 1/4 of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of said Section 2; thence run North 00 degrees 28 minutes 47 seconds West a distance of 2435.99 feet; thence run South 87 degrees 12 minutes 09 seconds West a distance of 770.09 feet to a point on the South right of way of Alabama Highway #25 to the point of beginning; thence run South 00 degrees 48 minutes 57 seconds West a distance of 267.02 feet; thence run South 02 degrees 34 minutes 42 seconds West a distance of 366.00 feet; thence run South 87 degrees 25 minutes 18 seconds East a distance of 120.31 feet; thence run South 00 degrees 51 minutes 57 seconds West a distance of 703.16 feet; thence run North 87 degrees 37 minutes 38 seconds West a distance of 641.72 feet; thence run North 00 degrees 02 minutes 42 seconds West a distance of 971.45 feet; thence run South 88 degrees 35 minutes 42 seconds East a distance of 136.00 feet; thence run North 00 degrees 02 minutes 42 seconds West a distance of 324.00 feet to a point on the South right of way of said highway; thence run North 86 degrees 55 minutes 56 seconds East a distance of 417.63 feet along said right of way to the point of beginning.

Said property being further shown and described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, and 71, according to a Survey of Hampton Square, as recorded in Map Book 39, Page 56 and re-recorded in Map Book 39, Page 64, in the Probate Office, Shelby County, Alabama.

Together with the Common Area No. 1 and the Pump Station, as set forth on a Survey of Hampton Square, as recorded in Map Book 39, Page 56 and re-recorded in Map Book 39, Page 64, in the Probate Office, Shelby County, Alabama.

Dated: April 7, 2014

Trustmark National Bank
f/k/a BankTrust


John C. Kirby
Its: President



20140410000105050 3/4 \$54.50
Shelby Cnty Judge of Probate, AL
04/10/2014 03:44:22 PM FILED/CERT

Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Trustmark National Bank
Mailing Address P. O. Box 240
Montevallo, AL 35115

Grantee's Name Chris Reebals
Mailing Address P O Box 43767
Birmingham, AL 35243

Property Address 5788 Highway 25
Montevallo, AL 35115

Date of Sale April 7, 2014
Total Purchase Price \$ 125,000.00
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
☐ 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).

Print John C. Kirby, President
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

