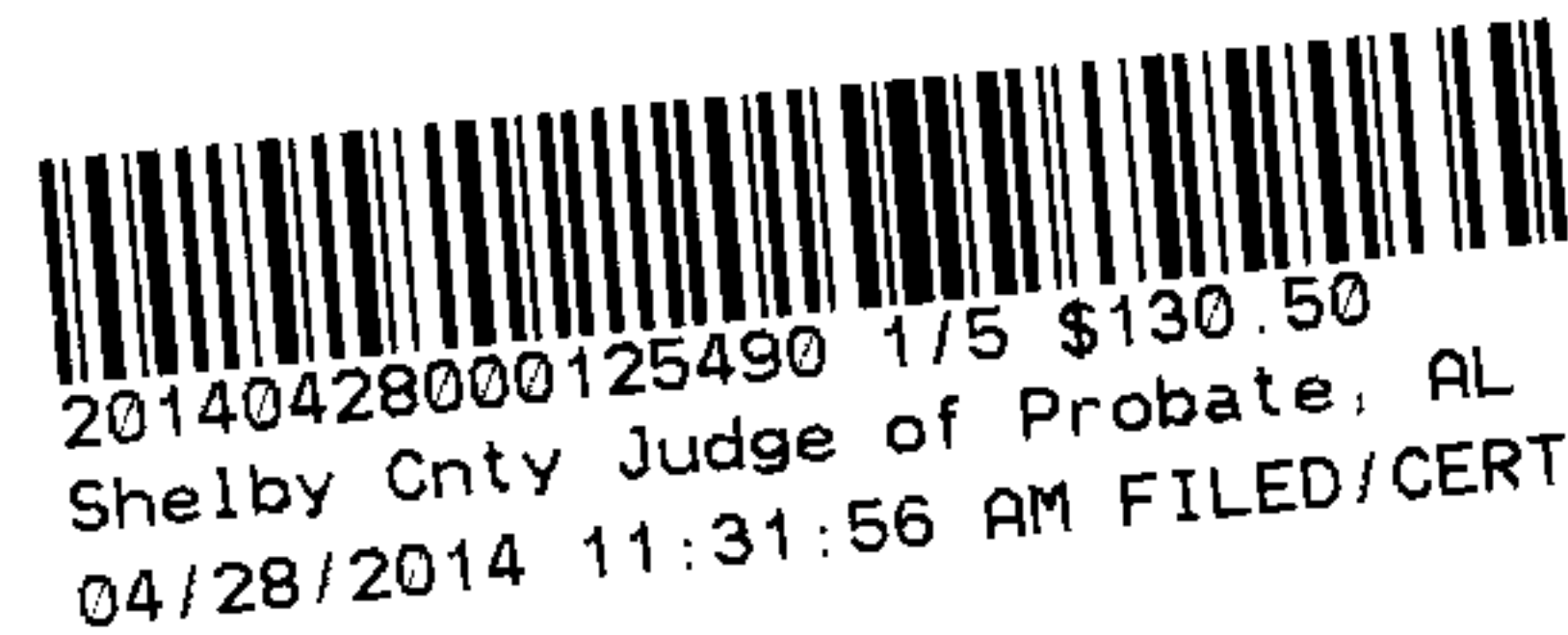


Reli Settlement Solutions, LLC
3595 Grandview Parkway, Suite 600
Birmingham, Alabama 35243

BHM/4 00195



THIS INSTRUMENT PREPARED BY:

Jeremy L. Retherford
1901 Sixth Avenue North, Suite 1500
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Cynterrica Martin
120 Cahill Lane
Calera, AL 35040

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

) **KNOW ALL MEN BY THESE PRESENTS:**

THAT FOR AND IN CONSIDERATION OF One Hundred Four Thousand Five Hundred Dollars (\$104,500.00) and other good and valuable consideration in hand paid to **CADENCE BANK, N.A.**, a national banking association (the "Grantor") by **CYNTERRICA MARTIN**, (the "Grantee"), the receipt and sufficiency of which are acknowledged hereby, Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto Grantee the real estate situated in Shelby County, Alabama and described in further detail in **Exhibit "A"** attached hereto (the "Property"), together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE IS SUBJECT, HOWEVER, to the following:

1. Current ad valorem taxes.
2. Mineral and mining rights not owned by Grantor.
3. Easements of record, recorded restrictions, rights-of-way, agreements and other matters of record.
4. Matters that would be revealed by an accurate survey of the Property or that may be shown on any recorded map or plat of the Property.
5. Any applicable zoning, subdivision or other land use ordinances, laws or regulations.
6. The Property is conveyed "As is" and "where is", with all faults and specifically and expressly without any warranties, representations, or guaranties of any kind, oral or written, express or implied, other than statutory warranties of title, concerning the Property or this conveyance from or on behalf of Grantor.
7. To the maximum extent permitted by law, Grantor makes no representations, warranties or guarantees of any kind, oral or written, express or implied concerning the Property or the title to the Property, other than statutory warranties of title, including, without limitation, (i) the profitability, suitability or fitness of the Property for a particular use or purpose, (ii) the manner or quality of the construction or materials incorporated into the improvements, if any, on the


Property, (iii) the manner of repair, quality, state of repair, or lack of repair of the Property, and (iv) the availability of utilities and access of the Property to public roads.

8. To the maximum extent permitted by law, Grantor makes no representations or warranties with regard to compliance with any environmental protection, pollution, or land use laws, rules, regulations, orders or requirements, including but not limited to, those pertaining to the handling, generating, treating, storing, or disposing of any solid waste, as defined by the U.S. Environmental Protection Agency Regulations at 40 C.F.R. Part 2261, or hazardous substance, as defined by the Comprehensive Environmental Response Compensation and Liability Act of 1990, as amended, and regulations promulgated thereunder.
9. Grantor is not liable or bound in any manner by any verbal or written statement, representations or information pertaining to the Property furnished by any broker, agent, employee, servant, or other person.
10. Grantor shall not be liable to the Grantee for any prospective or speculative profits, or special, indirect or consequential damages, whether based upon contract, tort, or negligence or in any other manner arising from the transactions contemplated by this conveyance.

TO HAVE AND TO HOLD to the Grantee and Grantee's heirs, successors and assigns forever;

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by Grantor's duly authorized representative this 23rd day of April, 2014.

[signature page follows]


20140428000125490 2/5 \$130.50
Shelby Cnty Judge of Probate, AL
04/28/2014 11:31:56 AM FILED/CERT

GRANTOR:

CADENCE BANK, N.A.

By: Charles Powell

(Printed Name): Charles Powell

Its: Vice President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

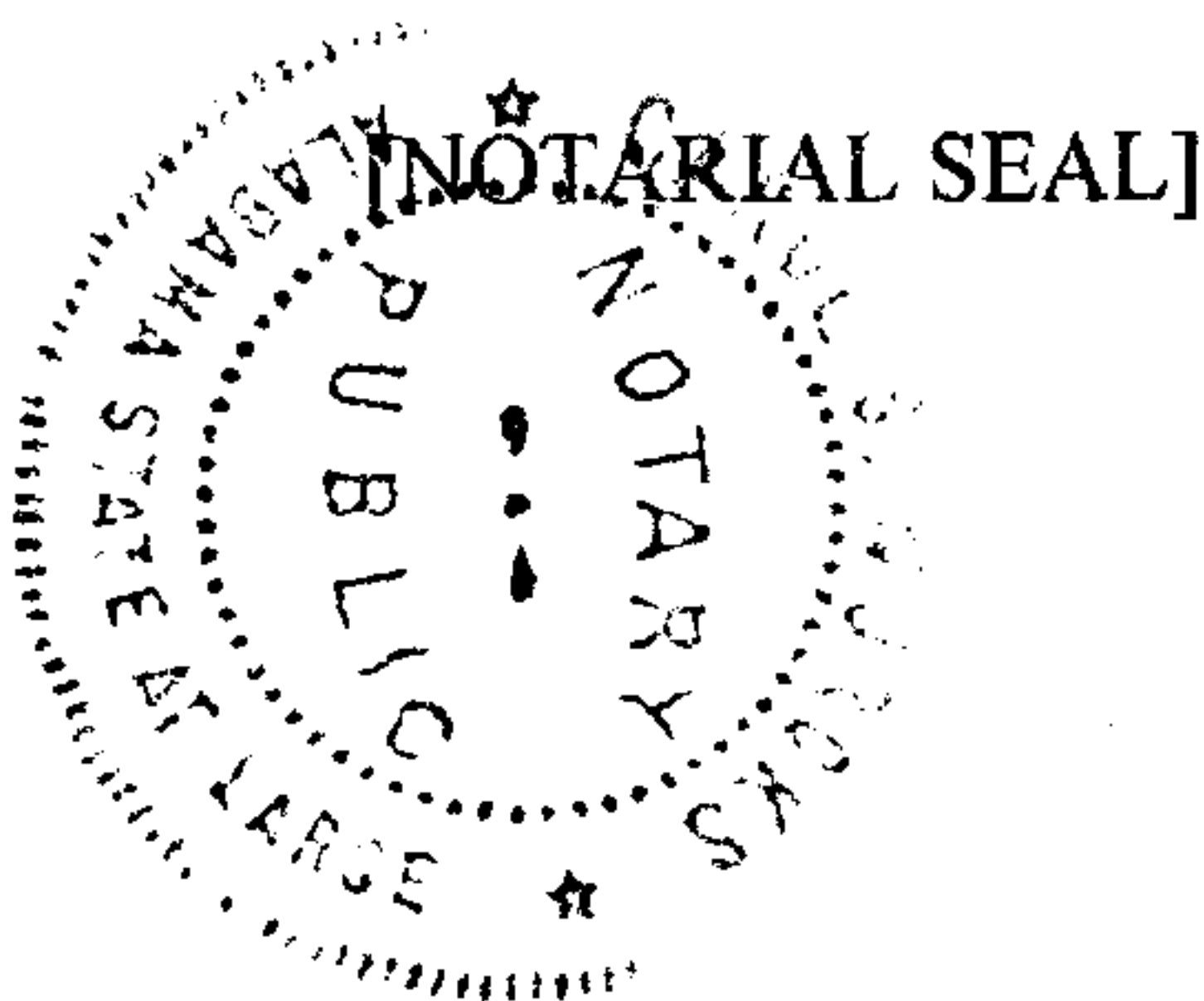
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charles Powell, whose name as Vice President of Cadence Bank, N.A. is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, as such _____ and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 23 day of April, 2014.

Carol S. Murck

Notary Public

My commission expires: 10-6-14




20140428000125490 3/5 \$130.50
Shelby Cnty Judge of Probate, AL
04/28/2014 11:31:56 AM FILED/CERT

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Lot 52, according to the Final Plat of Shiloh Creek, Sector One, Plat One, as recorded in Map Book 38, page 54, in the Probate Office of Shelby County, Alabama.


20140428000125490 4/5 \$130.50
Shelby Cnty Judge of Probate, AL
04/28/2014 11:31:56 AM 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: Cadence Bank, N.A.
Mailing Address: 2100 3rd Ave N, Suite 1100

Grantee's Name: Cynterrica Martin
Mailing Address: 120 Cattail Lane
Calera, AL 35040

Birmingham, AL 35203



20140428000125490 5/5 \$130.50
Shelby Cnty Judge of Probate, AL
04/28/2014 11:31:56 AM FILED/CERT

Property Address: 120 Cattail Lane
Calera, AL 35040

Date of Sale: 4/23/2014
Total Purchase Price \$104,500.00

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: 4/23/2014

Print: Jennifer Banik

☐ Unattested _____
(verified by)

Sign _____
(Grantor / Grantee / Owner / Agent) Circle One

Form RT-1