

20140605000170560

06/05/2014 01:57:28 PM

DEEDS 1/2

THIS INSTRUMENT PREPARED BY:  
Jeff W. Parmer  
Law Offices of Jeff W. Parmer, LLC  
850 Shades Creek Parkway, Suite 210  
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:  
Stephen C. Caver

4216 Woodbine Lane  
Hoover, AL 35226

STATE OF ALABAMA )

STATUTORY WARRANTY DEED

COUNTY OF JEFFERSON )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Two Thousand Nine Hundred & no/100 (\$102,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned **Renasant Bank as Successor to M& F Bank**, its successors and assigns (herein referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Stephen C. Caver and Susan H. Caver** (hereinafter referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby State of Alabama, to-wit:

Lot 9, according to the Survey of Oak Mountain Preserve, Phase I, as recorded in Map Book 40, Page 144, in the Probate Office of Shelby County, Alabama.

Property Address: Lot 9, Oak Mountain Crest Way, Pelham, Alabama 35124

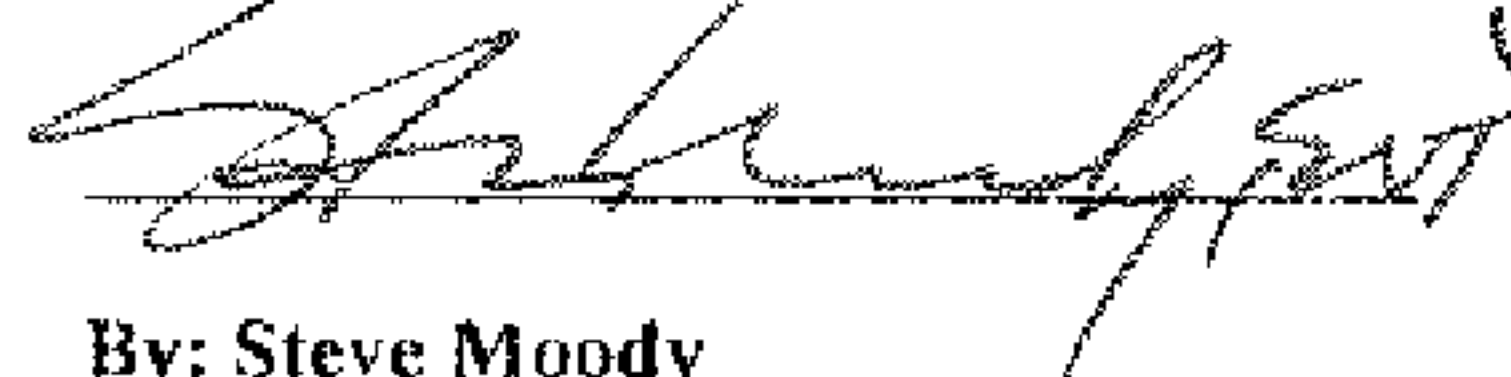
\$ 0 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the GRANTOR except as set forth hereinabove.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hand and seal this the 28 day of May, 2014.

Renasant Bank as Successor to M&F Bank




By: Steve Moody  
Its Senior Vice President

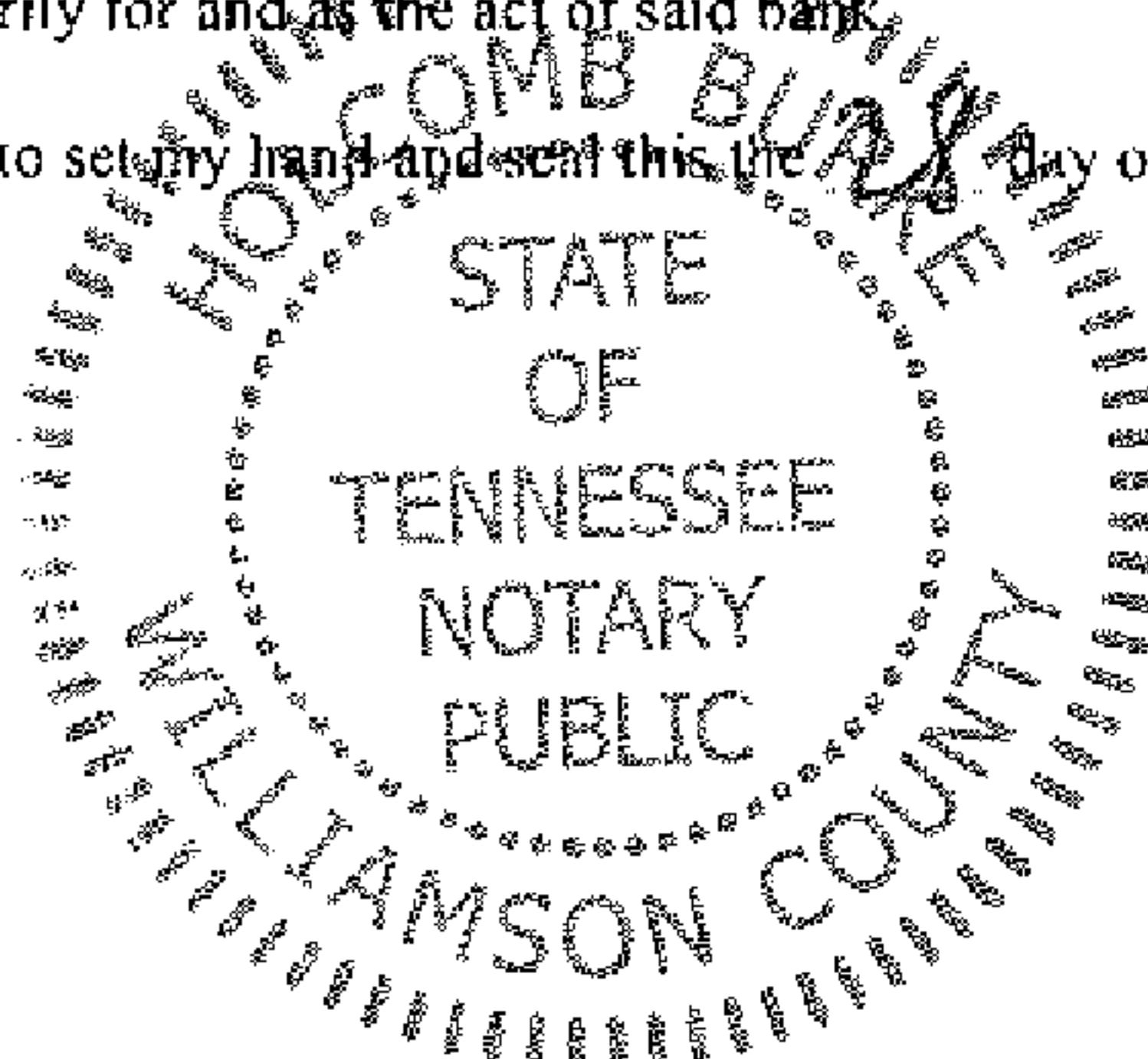
STATE OF TN  
COUNTY OF Williamson

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Steve Moody whose name as Senior Vice President of Renasant Bank as Successor to M&F Bank, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he as such Senior Vice President and with such authority, executed the same voluntarily for and as the act of said bank.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28 day of May, 2014.

  
NOTARY PUBLIC:

My Commission Expires: 6/3/15



## Real Estate Sales Validation Form

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

Grantor's Name Merchants & Farmers Bank  
 Mailing Address 915 Carothers Parkway  
Suite 105  
Franklin, TN 37067

Grantee's Name Stephen C. Caver  
 Mailing Address 4216 Woodbine Lane  
Hoover, AL 35226

Property Address Lot 9, Oak Mountain Crest Way  
Pelham, AL 35124

Date of Sale 5/28/14  
 Total Purchase Price \$ 102900.00  
 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 6/5/14

Print Jeff W. Parmer

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 06/05/2014 01:57:28 PM  
 \$120.00 KELLY  
 20140605000170560

*Jeff W. Parmer*

Form RT-1