


THIS INSTRUMENT WAS PREPARED BY:

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


20140609000172540 1/3 \$679.00
Shelby Cnty Judge of Probate, AL
06/09/2014 10:53:42 AM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY)

SPECIAL WARRANTY DEED

That in consideration of **SIX HUNDRED NINETY FIVE THOUSAND DOLLARS AND 00/100 (\$659,000.00)** to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned RENASANT BANK, a bank organized under the laws of the State of Mississippi, successor in interest by merger with Merchants and Farmers Bank (hereinafter called the Grantor), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto WESTERN REI, LLC, an Alabama limited liability company (hereinafter referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25, as shown on the Survey of Kent Farms Commercial Complex as recorded in Map Book 40, Page 56, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee 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 Western REI, LLC, its successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantee's dissolution, the entire interest in fee simple shall past to the successors and assigns of the Grantee.

Shelby County, AL 06/09/2014
State of Alabama
Deed Tax: \$659.00

This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7,
as amended.

IN WITNESS WHEREOF, RENASANT BANK, a bank organized under the laws of the
State of Mississippi, has caused this conveyance to be executed in its name by its undersigned
officer, and its seal affixed this the 6 day of June, 2014.

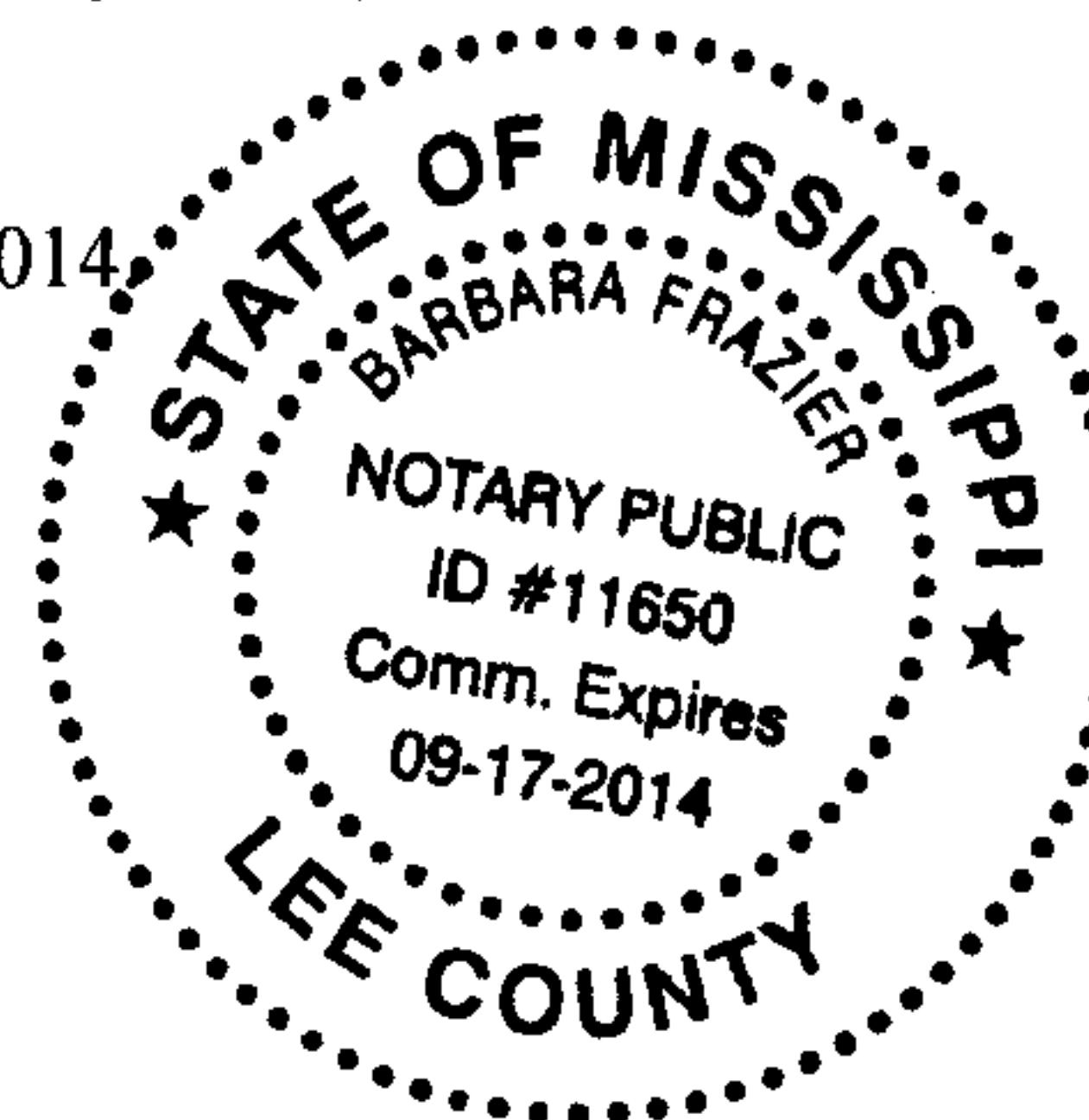
RENASANT BANK

By: Chris Rogers
Its: Senior Vice President

STATE OF MS)
Lee COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby
certify that Chris Rogers, whose name as Senior Vice President of
Renasant Bank 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 6th day of June, 2014.
Barbara Frazier My commission expires:
Notary Public



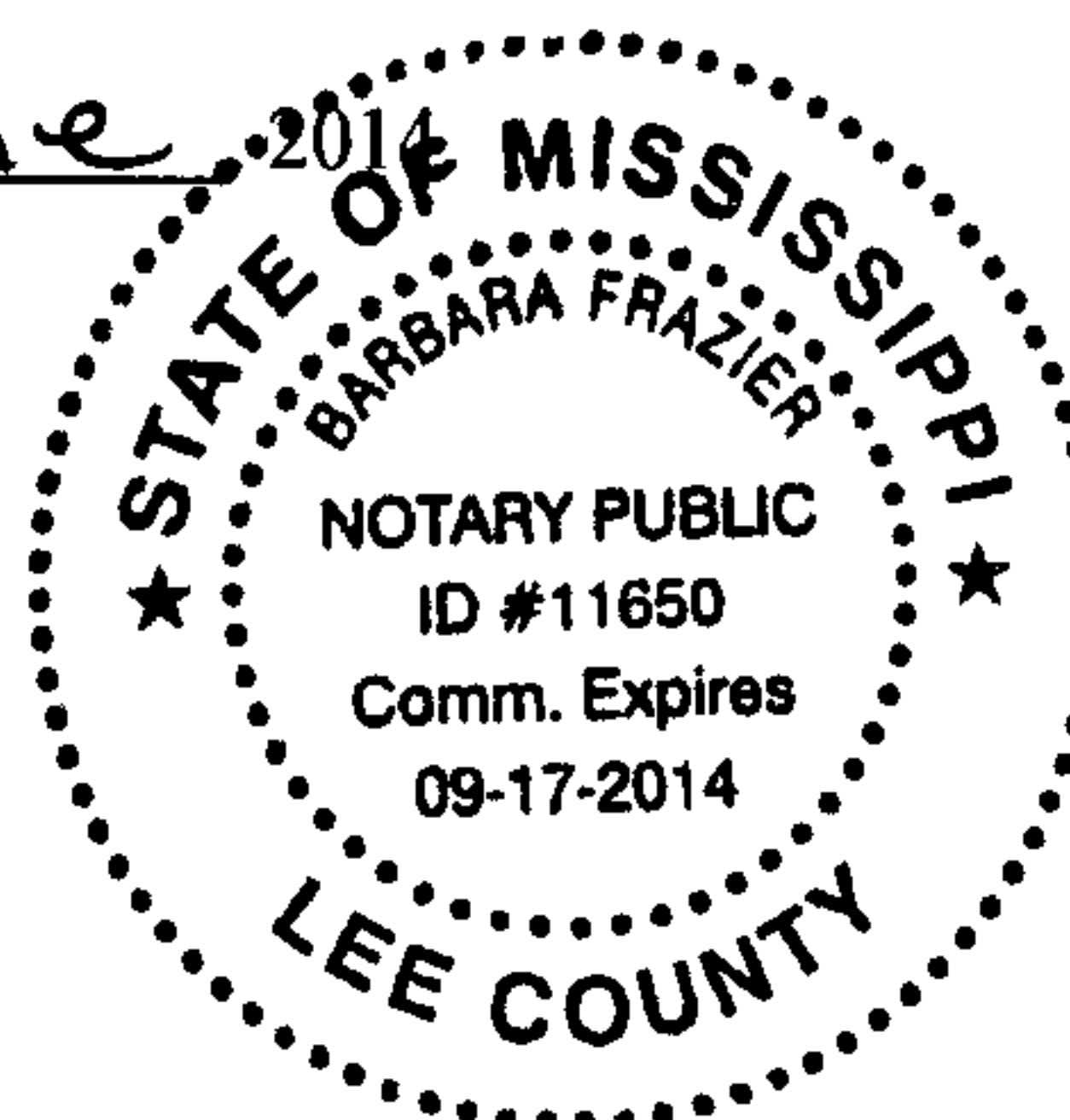
RENASANT BANK

By: Kent Dees
Its: Vice President

STATE OF MS)
Lee COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby
certify that Kent Dees, whose name as Vice President of
Renasant Bank 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 6th day of June, 2014.
Barbara Frazier My commission expires:
Notary Public



20140609000172540 2/3 \$679.00
Shelby Cnty Judge of Probate, AL
06/09/2014 10:53:42 AM FILED/CERT



20140609000172540 3/3 \$679.00
Shelby Cnty Judge of Probate, AL
06/09/2014 10:53:42 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 Renasant Bank f/k/a
P.O. Box 709
Mailing Address Tupelo, MS 38802

Property Address Highway 119
Alabaster, AL

Grantee's Name Western REI, LLC
Mailing Address P.O. Box 2610
Italy town AL 35025

Date of Sale June 06, 2014
Total Purchase Price \$659,000.00
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
☐ 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 of 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 June 05, 2014

Unattested

(verified by)

Print

Sign

RENASANT BANK Kent Dees Vice President

Kent Dees V.P.

(Grantor/Grantee/Owner/Agent) circle one