

Shelby County, AL 06/12/2014
State of Alabama
Deed Tax: \$10.00

20140612000178160 1/4 \$33.00
Shelby Cnty Judge of Probate, AL
06/12/2014 12:40:56 PM FILED/CERT

This instrument was prepared by:
Mike T. Atchison, Attorney
PO Box 822
Columbiana, AL 35051

Send Tax Notice to:
Gene Howell

SPECIAL WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama)
Shelby County)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TEN THOUSAND DOLLARS AND 00/100 (\$10,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged **RENASANT BANK, SUCCESSOR IN INTEREST BY MERGER WITH MERCHANTS AND FARMERS BANK** (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **Gene Howell and Clela Howell** (herein referred to as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached hereto, subject to all matters set forth on Exhibit B, attached hereto.

TO HAVE AND TO HOLD 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.

IN WITNESS WHEREOF, the said Grantor, by its Vice-President, who is authorized to execute this conveyance, has hereto set its signature and seal this 14th day of May, 2014.

**Renasant Bank, successor in interest
by merger with Merchants and
Farmers Bank**

By: Margus Sledge
Name: Margus Sledge
Title: Vice President

State of Mississippi
(Lafayette County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Margus Sledge, whose name as Vice President **RENASANT BANK, SUCCESSOR IN INTEREST BY MERGER WITH MERCHANTS AND FARMERS 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 the instrument, h/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 14th day of May, 2014

Helean Davis
Notary Public
My Commission expires:
July 6, 2015



EXHIBIT A

Legal Description

Lot 6, Block 3, according to the Survey of Pine Grove Camp, as recorded in Map Book 4, Page 8, in the Probate Office of Shelby County, Alabama.



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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, successor by merger to Merchants and Farmers Bank	Grantee's Name	Gene Howell Cleta Howell
Mailing Address	1111 Jackson Ave East Oxford MS 38655	Mailing Address	<u>90 1st Ave Shelby,</u> <u>Shelby AL 35143</u> AL
Property Address	<u>120 1st</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>May 16, 2014</u>
		Total Purchase Price	<u>\$10,000.00</u>
		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
<u>XX</u> 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 May 14, 2014

Unattested

(verified by)

Print

Sign

Marquis Sledge V.P.
Marquis Sledge V.P.
(Grantor/Grantee/Owner/Agent) circle one

EXHIBIT B

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real estate;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real estate, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real estate.



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