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

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 Cleta 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 14Hday of May, 2014.

> Renasant Bank, successor in interest by merger with Merchants and

Farmers Bank

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mayous Slott, whose name as VILE Plesidet 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 [7]

day of May, 2014

Notary Public

My Commission expires:

NOTARY PUBLIC ID No. 70399 Commission Expires July 6, 2015

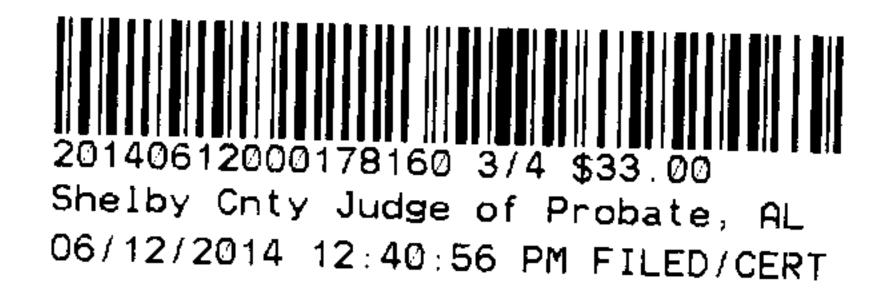
EXHIBIT A

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.

20140612000178160 2/4 \$33.00 Shelby Cnty Judge of Probate, AL

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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 70 12 Auc Shel
Mailing Address	BK III Jackson An	Mailing Address	Sh 1/hy 19 35143
Property Address	120 1st Shelby, AL 35143	Date of Sale Total Purchase Price or	May 16, 2014 \$10,000.00
		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 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 further understand to Code of Alabama 1	of my knowledge and belief that the in that any false statements claimed on 975 § 40-22-1 (h).	nformation contained in this this form may result in the in	mposition of the penalty indicated in
Date May 14, 2014		Print 2	armis State ViP
Unattested	(verified by)	Sign Market	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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