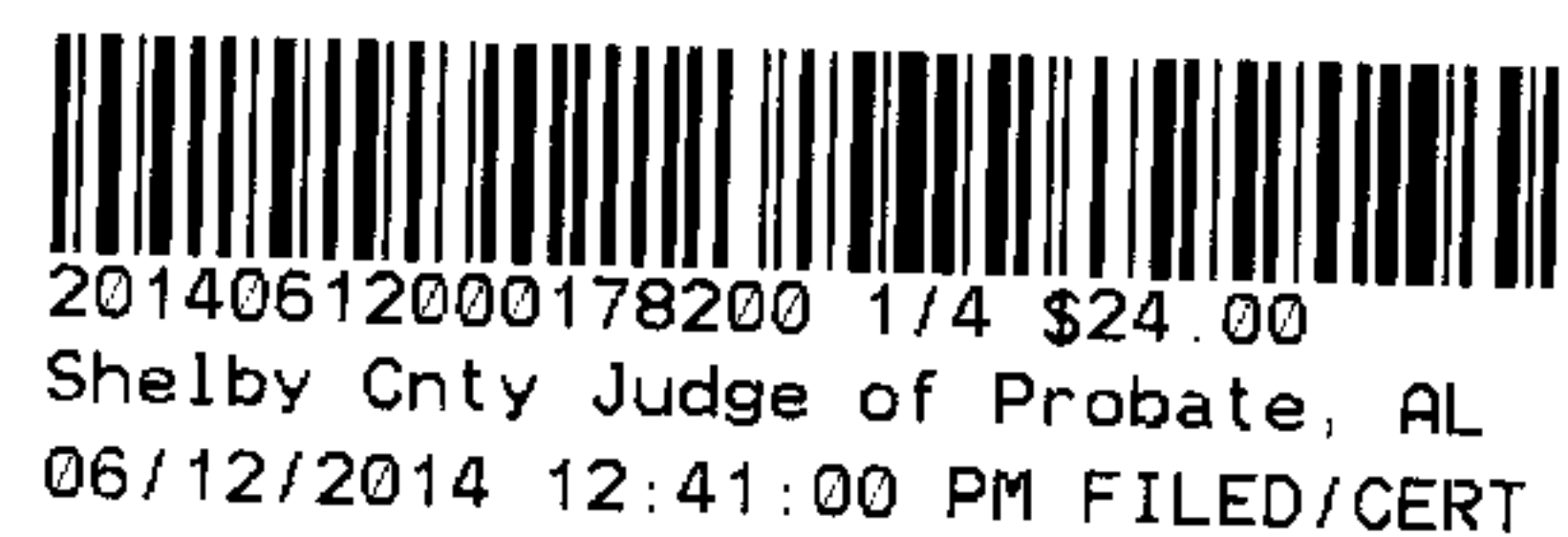


THIS INSTRUMENT WAS PREPARED BY:

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



STATE OF ALABAMA)
)
SHELBY COUNTY) **SPECIAL WARRANTY DEED**

That in consideration of TEN DOLLARS AND 00/100 (\$10.00) and other good and valuable consideration 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 **25950 HWY 25, LLC**, an Alabama limited liability company (hereinafter referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL II, ACCORDING TO THE G & M ESTATES, MAP BOOK 14, PAGE 74 DESCRIBED ASFOLLOWS: COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 1 EAST; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID 1/4-1/4 FOR 312.55 FEET TO THE SOUTHERLY RIGHT OF WAY OF ALABAMA STATE HIGHWAY NO. 25; THENCE 99°43'56" LEFT AND RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY FOR 610.25 FEET; THENCE 90°00' RIGHT RUN SOUTHEASTERLY FOR 210 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST DESCRIBED COURSE FOR 638.22 FEET TO THE NORTHERLY RIGHT OF WAY OF SOUTHERN RAILROAD; THENCE 84°43'34" LEFT RUN EASTERLY ALONG SAID RIGHT OF WAY FOR 599.87 FEET TO THE EAST LINE OF SAID 1/4-1/4; THENCE 85°44' LEFT RUN NORTH ALONG SAID EAST LINE FOR 913.70 FEET TO THE SOUTHERLY RIGHT OF WAY OF ALABAMA STATE HIGHWAY NO.25; THENCE 98°14' TO TANGENT OF A CURVE TO THE LEFT, HAVING A RADIUS OF 8,842.05 FEET, RUN ALONG SAID CURVE AND RIGHT OF WAY FOR 201.73 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY FOR 127.06 FEET; THENCE 90°00' LEFT RUN 210.0 FEET; THENCE 90°00' RIGHT RUN SOUTHWESTERLY 420.0 FEET TO THE POINT OF BEGINNING. 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 statutory 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 25950 HWY 25, 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. 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


20140612000178200 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
06/12/2014 12:41:00 PM FILED/CERT

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.

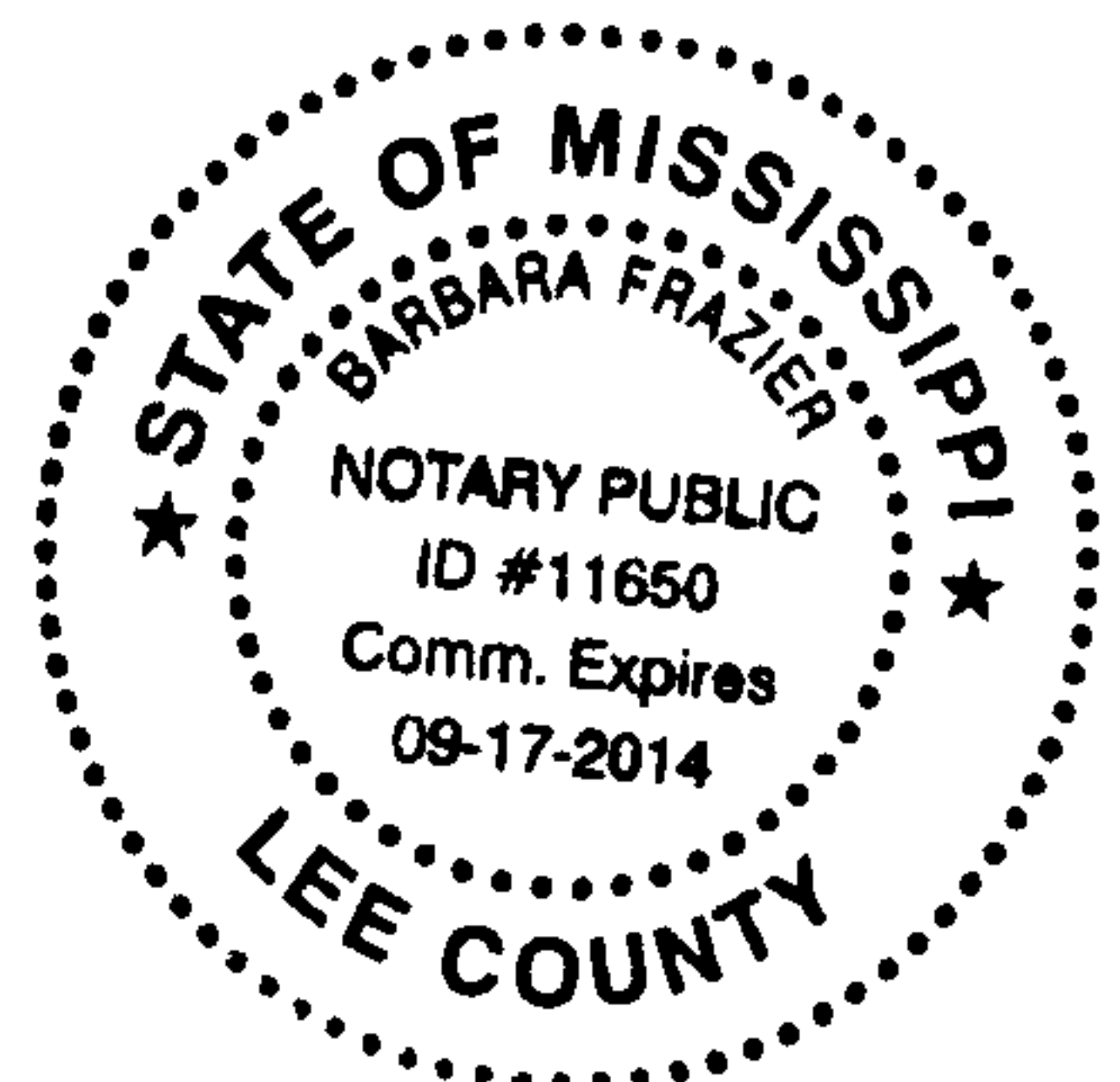
Given under my hand and official seal, this 6th day of June, 2014.

Barbara Frazier
Notary Public

My commission expires:

RENASANT BANK

By: Kent Deas
Its: Vice President



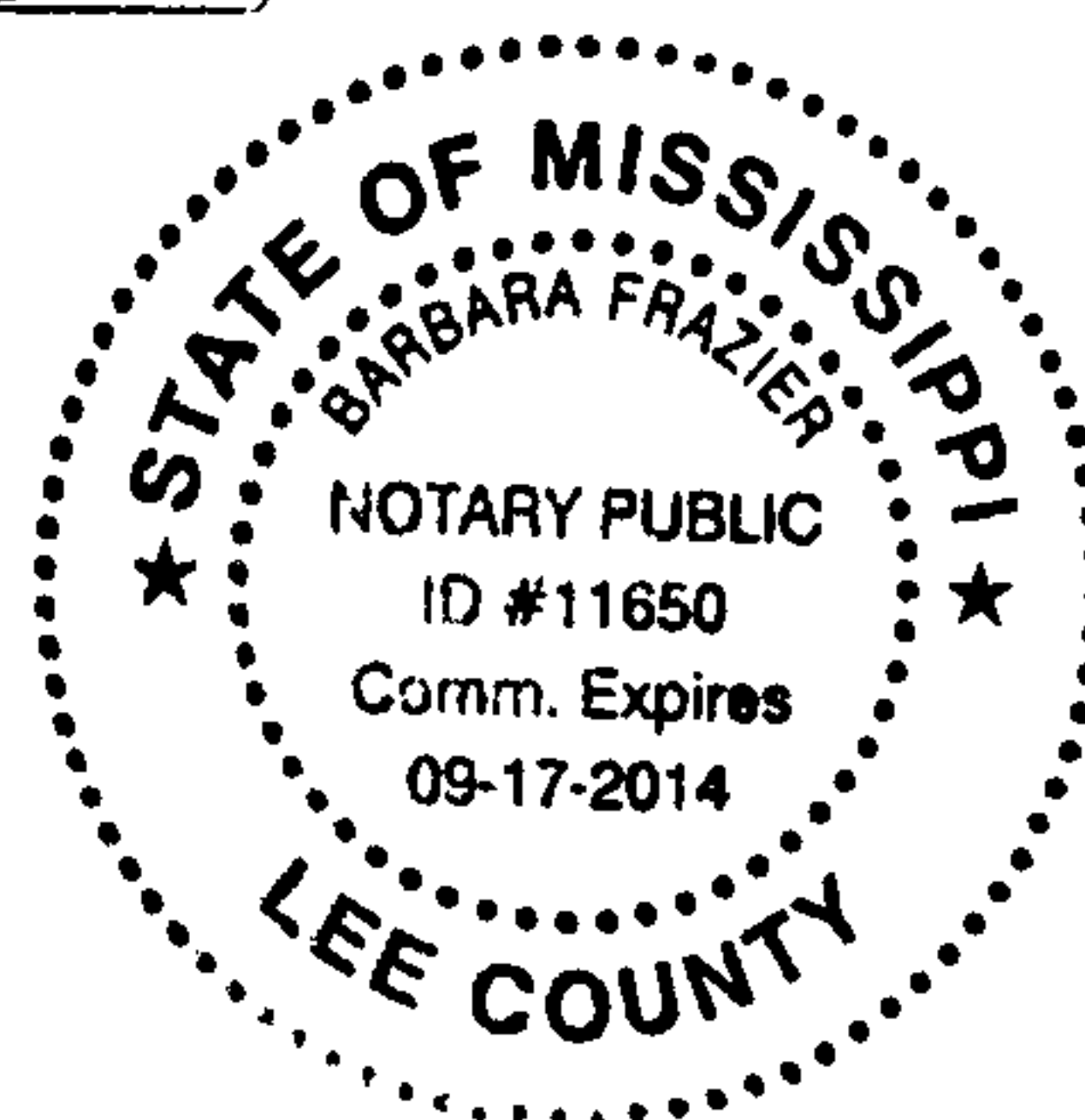
STATE OF MS)
Lee COUNTY)

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
Notary Public

My commission expires:



\$165,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

20140612000178200 3/4 \$24.00
Shelby Cnty Judge of Probate: AL
06/12/2014 12:41:00 PM 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 BK
Mailing Address PO Box 814
Tupelo MS 38802
Property Address 25950 Hwy 25
Wilsonville

Grantee's Name 25950 Hwy 25 LLC
Mailing Address 30474 Hwy 25
Wilsonville AL 35186

Date of Sale 6-6-2014
Total Purchase Price 140,480.89
or
Actual Value _____
or
Assessor's Market Value _____



20140612000178200 4/4 \$24.00
Shelby Cnty Judge of Probate, AL
06/12/2014 12:41:00 PM FILED/CERT

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)

<input checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 _____

Print April Clark

☐ Unattested

Sign Al Clark

(verified by)

(Grantor/Grantee/Owner/Agent) circle one