


This instrument was prepared by:

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20140930000305800 1/5 \$248.00
Shelby Cnty Judge of Probate, AL
09/30/2014 11:21:48 AM FILED/CERT

Taxes are being paid on the Mortgage
recorded simultaneously herewith
Deed Tax paid on \$220,000.00

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned, **RENASANT BANK**, a Mississippi banking corporation qualified to do business in Alabama, successor by merger to **First M & F Corp.**, successor by merger to **First National Bank of Shelby County**, which sometimes did business as and was sometimes known as **First National Bank of Columbiana** (the "Grantor"), with a mailing address of 2001 Park Place, Suite 600, Birmingham, Alabama 35203, Attention: Mr. John Bentley, in hand paid by **MCCONNELL, WHITE, TERRY REALTY & INSURANCE COMPANY, INC.**, an Alabama corporation (the "Grantee"), with a mailing address of 2925 Cahaba Road, Birmingham, Alabama 35223, Attention: Mr. Charles R. Terry, the receipt of which is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee that certain real estate situated in Shelby County, Alabama, and more particularly on the Exhibit "A" attached hereto.

SUBJECT TO exceptions, if any, listed on the attached Exhibit "A".

TO HAVE AND TO HOLD to Grantee and its successors and assigns forever.

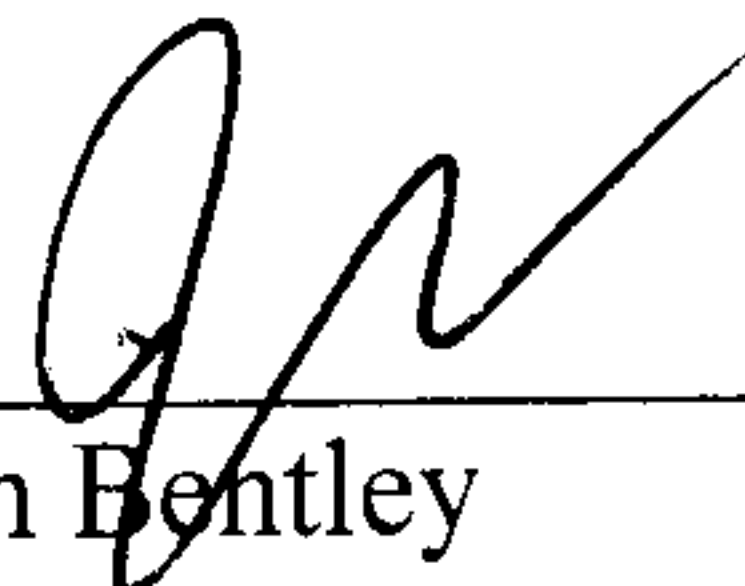
And subject to the foregoing, Grantor does for itself and its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor will warrant and its successors and assigns will warrant and forever defend the right and title to the said premises unto Grantee, its successors and assigns, against the claims of all persons owning, holding, or claiming by, through, or under Grantor, which claims are based upon matters occurring subsequent to Grantor's acquisition of the premises, and prior to the time of delivery of this deed.

* * * * *

Shelby County, AL 09/30/2014
State of Alabama
Deed Tax: \$220.00

IN WITNESS WHEREOF, Grantor has hereto set its signature and seal, this the 18
day of September, 2014.

RENASANT BANK,
a Mississippi banking corporation,


By: 
John Bentley
Its President Alabama Division

State of Alabama)
County of Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John Bentley, whose name as President Alabama Division of Renasant Bank, a Mississippi banking corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me that, being informed of the contents of such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of corporation.

Given under my hand and official seal, this the 17 day of September, 2014.

[SEAL]


Notary Public
My Commission Expires _____

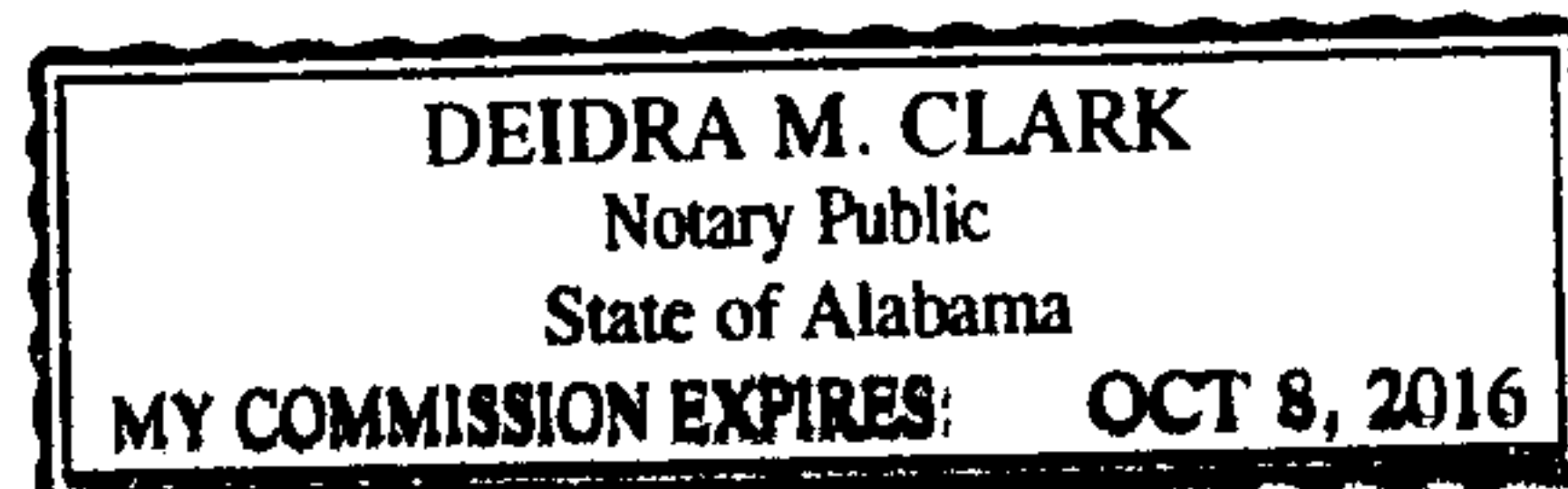


EXHIBIT "A"

Lot No. 6B, Riverchase East First Sector, 2nd Amendment, a subdivision of Riverchase, according to plat recorded in Map Book 6, Page 139, in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT those portions subject to vacation orders recorded in Lis Pendens 5, Page 509 and Instrument #1993-03111.

LESS AND EXCEPT that certain right-of-way to the City of Hoover as recorded in Instrument Number 20050119000029690.

SUBJECT TO:

1. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the land or that may be asserted by parties in possession.
2. Easements or claims of easements, not shown by the public records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Minerals of whatsoever kind, subsurface and surface substances, including, but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities, relating thereto, whether or not appearing in the public records.
5. All ad valorem taxes for the year 2014 and subsequent years, not yet due and payable.
6. Right of way to City of Hoover recorded in Instrument # 20050119000029690, in the Probate Records of Shelby County, Alabama.
7. Right of Way granted to Alabama Power Company as set out in instrument(s) recorded in Misc. Book 15, Page 401 of the Probate Records of Shelby County, Alabama.
8. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business) in Misc. Book 13, Page 50, and as amended in Amendment No. 1, in Misc. Book 15, Page 189, and Misc. Book 19, Page 633, of the Probate Records of Shelby County, Alabama but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based upon race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
9. Easements and building line as shown on recorded maps in Map Book 6, page 139; Map Book 6, Page 76; Map Book 6, Page 84; Map Book 6, Page 99; and Map Book 7, Page 106 of the Probate Records of Shelby County, Alabama.

10. Trust Agreements recorded in Book 265, Page 447 and Book 268, Page 43 of the Probate Records of Shelby County, Alabama.
11. Easement Agreement recorded in Book 268, Page 171 and Book 714, Page 458 of the Probate Records of Shelby County, Alabama.
12. Easement Agreement recorded in Book 268, Page 174 and Book 714, Page 464 of the Probate Records of Shelby County, Alabama.

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
Mailing Address 2001 Park Place, Suite 600
Birmingham, Alabama 35203

Grantee's Name McConnell, White, Terry Realty &
Mailing Address Insurance Company, Inc.
2925 Cahaba Road
Birmingham, AL 35223

Property Address 101 Riverchase Pkwy East
Hoover, Alabama 35244

Date of Sale 09/ /2014

Total Purchase Price \$ 1,100,000.00

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

☒ 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 a

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 9/15/2014

Print John Bentley

Unattested

(Signature)
(verified by)

Sign (Signature)
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

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