

THIS INSTRUMENT PREPARED BY:

Jeremy L. Retherford
1901 Sixth Avenue North, Suite 1500
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Adair Properties, LLC
2549 Altadena Forest Cr.
Birmingham, AL 35243

STATUTORY WARRANTY DEED



20150206000039880 1/6 \$115.00
Shelby Cnty Judge of Probate, AL
02/06/2015 11:10:24 AM FILED/CERT

STATE OF ALABAMA

)

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS:

THAT FOR AND IN CONSIDERATION OF Eighty-Five Thousand Seven Hundred Dollars (\$85,700.00) and other good and valuable consideration in hand paid to **CADENCE BANK, N.A.**, a national banking association (the "Grantor") by **ADAIR PROPERTIES, LLC**, an Alabama limited liability company (the "Grantee"), the receipt and sufficiency of which are acknowledged hereby, Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto Grantee the real estate situated in Shelby County, Alabama and described in further detail in **Exhibit "A"** attached hereto (the "Property"), together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE IS SUBJECT, HOWEVER, to the following:

1. Current ad valorem taxes.
2. Mineral and mining rights not owned by Grantor.
3. Easements of record, recorded restrictions, rights-of-way, agreements and other matters of record.
4. Matters that would be revealed by an accurate survey of the Property or that may be shown on any recorded map or plat of the Property.
5. Any applicable zoning, subdivision or other land use ordinances, laws or regulations.
6. The Property is conveyed "As is" and "where is", with all faults and specifically and expressly without any warranties, representations, or guaranties of any kind, oral or written, express or implied, other than statutory warranties of title, concerning the Property or this conveyance from or on behalf of Grantor.
7. To the maximum extent permitted by law, Grantor makes no representations, warranties or guarantees of any kind, oral or written, express or implied concerning the Property or the title to the Property, other than statutory warranties of title, including, without limitation, (i) the profitability, suitability or fitness of the Property for a particular use or purpose, (ii) the manner or quality of the

Shelby County, AL 02/06/2015
State of Alabama
Deed Tax: \$86.00

construction or materials incorporated into the improvements, if any, on the Property, (iii) the manner of repair, quality, state of repair, or lack of repair of the Property, and (iv) the availability of utilities and access of the Property to public roads.

8. To the maximum extent permitted by law, Grantor makes no representations or warranties with regard to compliance with any environmental protection, pollution, or land use laws, rules, regulations, orders or requirements, including but not limited to, those pertaining to the handling, generating, treating, storing, or disposing of any solid waste, as defined by the U.S. Environmental Protection Agency Regulations at 40 C.F.R. Part 2261, or hazardous substance, as defined by the Comprehensive Environmental Response Compensation and Liability Act of 1990, as amended, and regulations promulgated thereunder.
9. Grantor is not liable or bound in any manner by any verbal or written statement, representations or information pertaining to the Property furnished by any broker, agent, employee, servant, or other person.
10. Grantor shall not be liable to the Grantee for any prospective or speculative profits, or special, indirect or consequential damages, whether based upon contract, tort, or negligence or in any other manner arising from the transactions contemplated by this conveyance.
11. This conveyance is subject to any statutory rights of redemption existing as a result of the foreclosure sale evidenced by the foreclosure deed recorded with the Office of the Judge of Probate of Shelby County, Alabama at Instrument No. 20140916000290540.


TO HAVE AND TO HOLD to the Grantee and Grantee's heirs, successors and assigns forever;

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by Grantor's duly authorized representative this 11th day of January, 2015.

[signature page follows]

GRANTOR:

CADENCE BANK, N.A.


20150206000039880 3/6 \$115.00
Shelby Cnty Judge of Probate, AL
02/06/2015 11:10:24 AM FILED/CERT

By:

Charles Powell

(Printed Name):

Charles Powell

Its:

Vice President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charles Powell, whose name as VP of Cadence Bank, N.A. 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, he/she, as such Officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 16th day of January, 2015.

Kiki S. Rader
Notary Public
My commission expires: 6-9-18

[NOTARIAL SEAL]



20150206000039880 4/6 \$115.00
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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

PARCEL I:

The NW 1/4 of the NE 1/4, Section 8, Township 18 South, Range 2 East, Shelby County, Alabama.

Also, all that part of the SW 1/4 of the SE 1/4, Section 5, Township 18 South, Range 2 East, Shelby County, Alabama, lying Southeast of the Pumpkin Swamp Road.

Less and except the property owned by the Davis Chapel Baptist Church a/k/a Davis Chapel Free Baptist Church, being more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 5, Township 18 South, Range 2 East, Shelby County, Alabama and run thence North 69°58'34" East off of the 1/4 - 1/4 line of said 1/4 - 1/4 Section (the bearing of which is North 00°54'02" East) and run 491.45 to a steel rebar corner and the point of beginning of the property being described; thence run South 82°06'59" East and run a distance of 420.00 feet to a set rebar corner; thence run North 00°04'54" West a distance of 434.19 feet to a set rebar corner on the South margin of Shelby County Highway No. 55; thence run North 88°17'24" West along said margin of said highway a distance of 222.23 feet to the P.C. of a curve to the right having a central angle of 05°57'20" and a radius of 1,876.95 feet; thence run Westerly along the arc of said curve an arc distance of 195.10 feet to a found old steel corner; thence run South 00°04'54" East a distance of 404.42 feet to the point of beginning.

According to the survey of Joseph B. Conn, Jr., dated April 13, 2005.

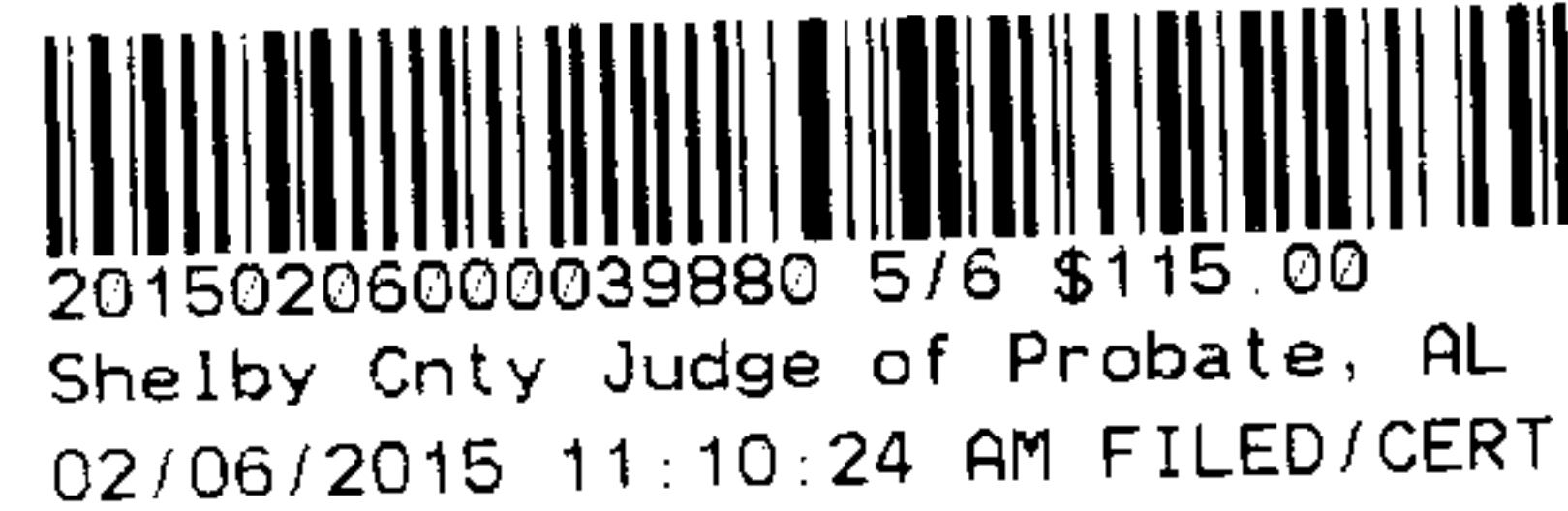
PARCEL II:

Begin at the SE corner of the SE 1/4 of the SW 1/4 of Section 5, Township 18 South, Range 2 East Shelby County, Alabama; thence North along the East line of said 1/4 - 1/4 Section 384.25 feet; then turn an angle of 118°20' to the left and run 225.06 feet; thence turn an angle of 93°35' to the right and run 180.0 feet to the SE right of way of the Columbiana Eden Highway; thence turn an angle of 80° to the left and run 298.56 feet to a point on the said right of way line; thence turn an angle of 90°00' to the left and run 10.0 feet; thence turn an angle of 90°00' to the right and run along said right of way line 70.60 feet; thence turn an angle of 90°00' to the left and run 341.82 feet to the South line of the 1/4 of the SW 1/4; thence turn an angle of 73°56' to the left and run along the South line of said 1/4 - 1/4 Section 532.45 feet back to the point of beginning.

Situated in the SE 1/4 of the SW 1/4, Section 5, Township 18 South, Range 2 East, Shelby County, Alabama.

According to survey of Donald G. Jackson, RLS Number 15151, dated February 16, 1996.

Less and except any portion of subject property lying within a road right of way.



REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor Name: **Cadence Bank,NA**

Mailing Address: **20986 County Hwy 55 N.
Sterrett, Alabama, 35147**

Date of Sale: **January _____, 2015**

Total Purchase Price: **\$85,700.00**

Or

Property Address: **20986 County Hwy 55 N.
Sterrett, Alabama, 35147**

Actual Value: \$ _____

Or

Grantee Name: **Adair Properties, LLC**

Assessor's Market Value: \$ _____

Mailing Address: **purchasers add**

purchasers city, purchasers state, purchaser zip

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 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 Section 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 Section 40-22-1 (h).

Date: 1/21/15

Print: Adair Properties, LLC

☐ Unattested _____
(verified by)

Sign: [Signature]
(Grantor/Grantee/Owner/Agent) circle one

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Assessor's Market Value: \$

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purchasers city, purchasers state, purchaser zip

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Date: 1/21/15

Print: Charles Powell

☐ Unattested

Sign: Charles Powell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one