

Grantor's Name: First US Bank
Mailing Address: 604 Oak Mountain Commons Lane
Pelham, AL 35124

Property Address: 910 Highway 49
Columbiana, AL

Grantee's Name: Santiago Reynosa
Mailing Address: _____

Date of Sale: _____

Total Purchase Price \$33,500.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this deed 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 _____

This Instrument Was Prepared By:

Michael B. Odom
Rumberger, Kirk & Caldwell
2001 Park Place North, Suite 1300
Birmingham, Alabama 35203

Send Tax Notice To:

Santiago Reynosa
23 Hwy 305
Columbiana AL 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Thirty-Three Thousand Five Hundred and 00/100 DOLLARS (\$33,500.00) and other good and valuable consideration to the undersigned Grantor, FIRST US BANK, an Alabama bank, formerly known as First United Security Bank (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto Santiago Reynosa, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A

SUBJECT TO:

1. Mineral and mining rights not owned by Grantor.
2. Present zoning classification.
3. Whether or not property is located in a flood plain.
4. Easements, including utility easements, serving the property, subdivision covenants and restrictions, and building lines of record.
5. Taxes for the year 2015 and subsequent years.
6. The statutory right of redemption.



20150420000125970 1/4 \$56.50
Shelby Cnty Judge of Probate, AL
04/20/2015 10:33:58 AM FILED/CERT

TO HAVE AND TO HOLD, the above described property unto the said Santiago Reynosa, his successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor.

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed in its name and, has caused its corporate seal to be hereunto affixed on the 17th day of April, 2015.

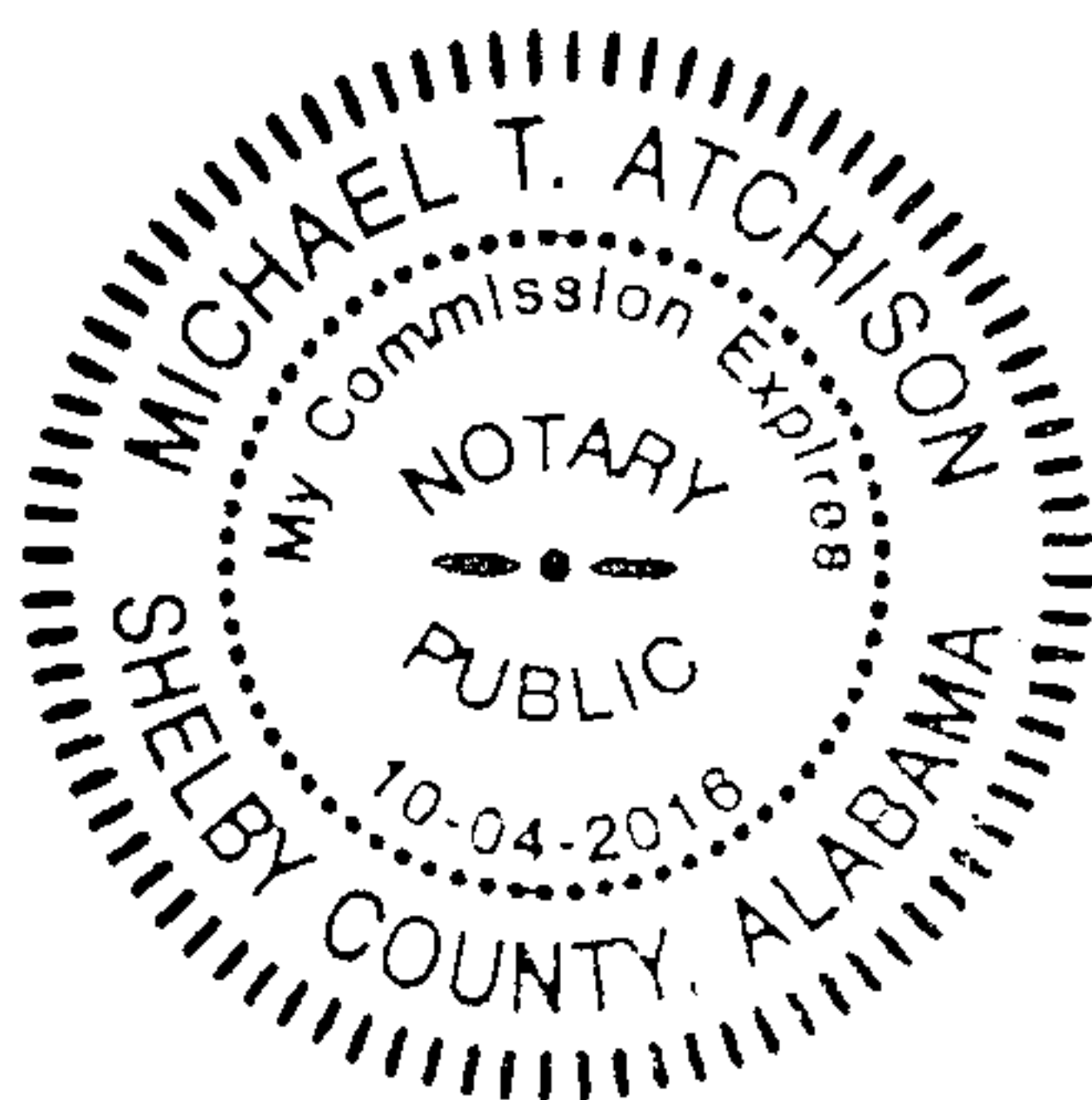
FIRST US BANK

By: Daniel McArthur SVP
Daniel McArthur, Senior Vice President

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public, in and for said County and State hereby certify that Daniel McArthur, whose name as Senior Vice President of First US Bank, formerly known as First United Security 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said bank.

Given under my hand and official seal this 17th day of April, 2015.



[Signature]
Notary Public
My Commission Expires: 10-4-16



20150420000125970 2/4 \$56.50
Shelby Cnty Judge of Probate, AL
04/20/2015 10:33:58 AM FILED/CERT

Shelby County, AL 04/20/2015
State of Alabama
Deed Tax: \$33.50

EXHIBIT A

PARCEL I:

Commence at the Southwest corner of the Southwest Quarter of the Northeast Quarter of Section 6, Township 21 South, Range 1 East, Shelby County, Alabama; thence run easterly along the South line of said quarter-quarter a distance of 40.01 feet to the point of beginning of the parcel being described; thence continue along last described course (along quarter-quarter line) a distance of 417.42 feet to a point; thence turn an angle of 90 degrees 48 minutes to the left and run northerly a distance of 208.71 feet to a point; thence turn an angle of 89 degrees 12 minutes to the left and run westerly a distance of 417.42 feet to a point on the East right of way line of Shelby County Highway No. 49; thence turn an angle of 90 degrees 48 minutes left and run southerly along said right of way line a distance of 208.71 feet to the point of beginning.

PARCEL II:

Commence at the Southeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 6, Township 21 South, Range 1 East; thence run westerly along the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 210.80 feet to the point of beginning of the parcel of land herein described; thence continue westerly along the last described course for 668.66 feet to a point, being the Southeast corner of the Leslie F. Kirby III and Deanna J. Kirby property; thence turn an angle of 88 degrees 46 minutes 00 seconds to the right and run along the East boundary of said Kirby property for 208.71 feet to a point; thence turn an angle of 88 degrees 46 minutes 00 seconds to the left and run westerly along the North boundary of said Kirby property for 417.42 feet to a point on the East right of way line of County Highway 49; thence turn an angle of 89 degrees 15 minutes 29 seconds to the right and run along said right of way for 71.29 feet to a point; thence turn an angle of 90 degrees 44 minutes 31 seconds to the right and run 1091.50 feet to a point; thence turn an angle of 90 degrees 00 minutes 00 seconds to the right and run 279.94 feet to the point of beginning. Said parcel is lying in the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 6, Township 21 South, Range 1 East, Shelby County, Alabama and being further described as Parcel III, according to survey of James L. Bolton and Peggy Bolton property as recorded in Map Book 14, Page 117, in Probate Office of Shelby County, Alabama.

PARCEL III:

Commence at the NE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 6, Township 21 South, Range 1 East; thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1088.80 feet to the point of beginning; thence continue West along said North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 210.00 feet to the East right of way line of Shelby County Highway No. 49; thence turn an angle of 91 degrees 07 minutes 30 seconds to the left and run along said highway right of way a distance of 180.89 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 210.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 176.77 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 6, Township 21 South, Range 1 East, Shelby County, Alabama.



20150420000125970 3/4 \$56.50
Shelby Cnty Judge of Probate, AL
04/20/2015 10:33:58 AM 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 First US Bank
Mailing Address 624 Oak Mtn Commons Ln
Pelham AL 35124

Grantee's Name Santiago Reynosa
Mailing Address 23 Hwy 305
Columbiana, AL 35051

Property Address 910 Highway 49
Columbiana, AL 35051

Date of Sale April 17, 2015
Total Purchase Price \$33,500.00

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 ☐ 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 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 April 15, 2015

Print Mike J. [Signature]

Unattested

AL
(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

20150420000125970 4/4 \$56.50
Shelby Cnty Judge of Probate, AL
04/20/2015 10:33:58 AM FILED/CERT

Form RT-1