


20150619000206680 1/3 \$149.00
Shelby Cnty Judge of Probate, AL
06/19/2015 01:23:06 PM FILED/CERT

This instrument was prepared by:

Mitchell A. Spears

Attorney at Law

P. O. Box 119

Montevallo, AL 35115

205/665-5076

Send Tax Notice to:

(Name)

T & G Holdings II, LLC

(Address)

3164 Co. Rd. 73

Randolph, AL 36792

Statutory Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWO HUNDRED FIFTY FOUR THOUSAND and 00/100 DOLLARS (\$254,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **RENASANT BANK**, (herein referred to as grantor), grants, bargains, sells and conveys unto **T & G HOLDINGS II, LLC**, (herein referred to as grantee), the following described real estate, which is located at 3690 Hwy. 25, Montevallo, Alabama 35115, situated in **SHELBY** County, Alabama, to-wit:

Lots 9, 10, 11, 12, 13, 14, 27 and 28, according to the Survey of Givhan's Subdivision of a portion of the Northeast ¼ of the Southeast ¼ of the Southeast ¼, Section 4, Township 24 North, Range 12 East, as recorded in Map Book 3, Page 130, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT property sold to State of Alabama, recorded in Inst. No. 20020521000238920, Probate Office, Shelby County, Alabama.

SUBJECT TO:

- All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
- All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated October 10, 2014 and recorded on October 15, 2014 at 02:17:55 PM, in Instrument #20141015000326700 in the Probate Office of Shelby County, Alabama under and in accordance with the laws of the State of Alabama or the United States of America.
- Transmission line permits to Alabama Power Company recorded in Deed Book 232, Page 370, Deed Book 179, Page 86, Real Book 311, Page 727 and Deed Book 141, Page 325 and Deed Book 165, Page 539.
- Set back lines and easements as shown on recorded map.
- Restrictive covenants and conditions as recorded in Map Book 3, Page 130.

Shelby County, AL 06/19/2015
State of Alabama
Deed Tax: \$129.00

- Easement to Alabama Power Company recorded in Inst. No. 2011031000008022.
- Easement to City of Montevallo recorded in Inst. No. 2002-3944.
- Easement to Montevallo Water and Sewer recorded in Inst. No. 2006-43122.
- PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF TRUSTMARK NATIONAL BANK EXECUTED BY GRANTEEES ON EVEN DATE HEREWITH, IN THE AMOUNT OF ~~\$127,000.00.~~ *\$125,000.00.*

TO HAVE AND TO HOLD, to the said GRANTEE, and to its successors and assigns forever.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 12 day of JUNE, 2015.

Renasant Bank

Kent Dees (Seal)

By: Kent Dees

Its: Vice-President/Special Assets

STATE OF MS
COUNTY OF LEE

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kent Dees whose name as Vice-President/Special Assets of Renasant Bank**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of Grantor.

Given under my hand and official seal, this the 12th day of JUNE, 2015.

Lisa B. Vinson

Notary Public

My Commission Expires:



Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name	<u>Renasant Bank</u>	Grantee's Name	<u>T & G Holdings, II, LLC</u>
Mailing Address	<u>9135 Carothers Pkwy. Ste 105</u>	Mailing Address	<u>3164 Co. Rd. 73</u>
	<u>Franklin, TN 37067</u>		<u>Randolph, AL 36792</u>
Property Address	<u>3690 Hwy. 25</u>	Date of Sale	<u>06/12/15</u>
	<u>Montevallo, AL 35115</u>	Total Purchase Price	\$ <u>254,000.00</u>
		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 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).

Renasant Bank

Print

By: Kent Dees

Its: Vice-President/Special Assets

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