



20150625000213070 1/4 \$68.00
Shelby Cnty Judge of Probate, AL
06/25/2015 08:05:27 AM FILED/CERT

This instrument was prepared by:
Mike T. Atchison, Attorney
PO Box 822
Columbiana, AL 35051

Send Tax Notice to:
Western REI, LLC

SPECIAL WARRANTY DEED

State of Alabama)
Talladega County) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **FORTY FIVE THOUSAND DOLLARS AND 00/100 (\$45,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged **RENASANT BANK, SUCCESSOR IN INTEREST BY MERGER WITH MERCHANTS AND FARMERS BANK** (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **Western REI, LLC** (herein referred to as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached hereto, subject to all matters set forth on Exhibit B, attached hereto.

TO HAVE AND TO HOLD to the said Grantee, their heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor, by its Vice-President who is authorized to execute this conveyance, has hereto set its signature and seal this 19th day of June, 2015.

**Renasant Bank, successor in interest
by merger with Merchants and
Farmers Bank**

Marquis Gledge, V.P.
BY:
AS:

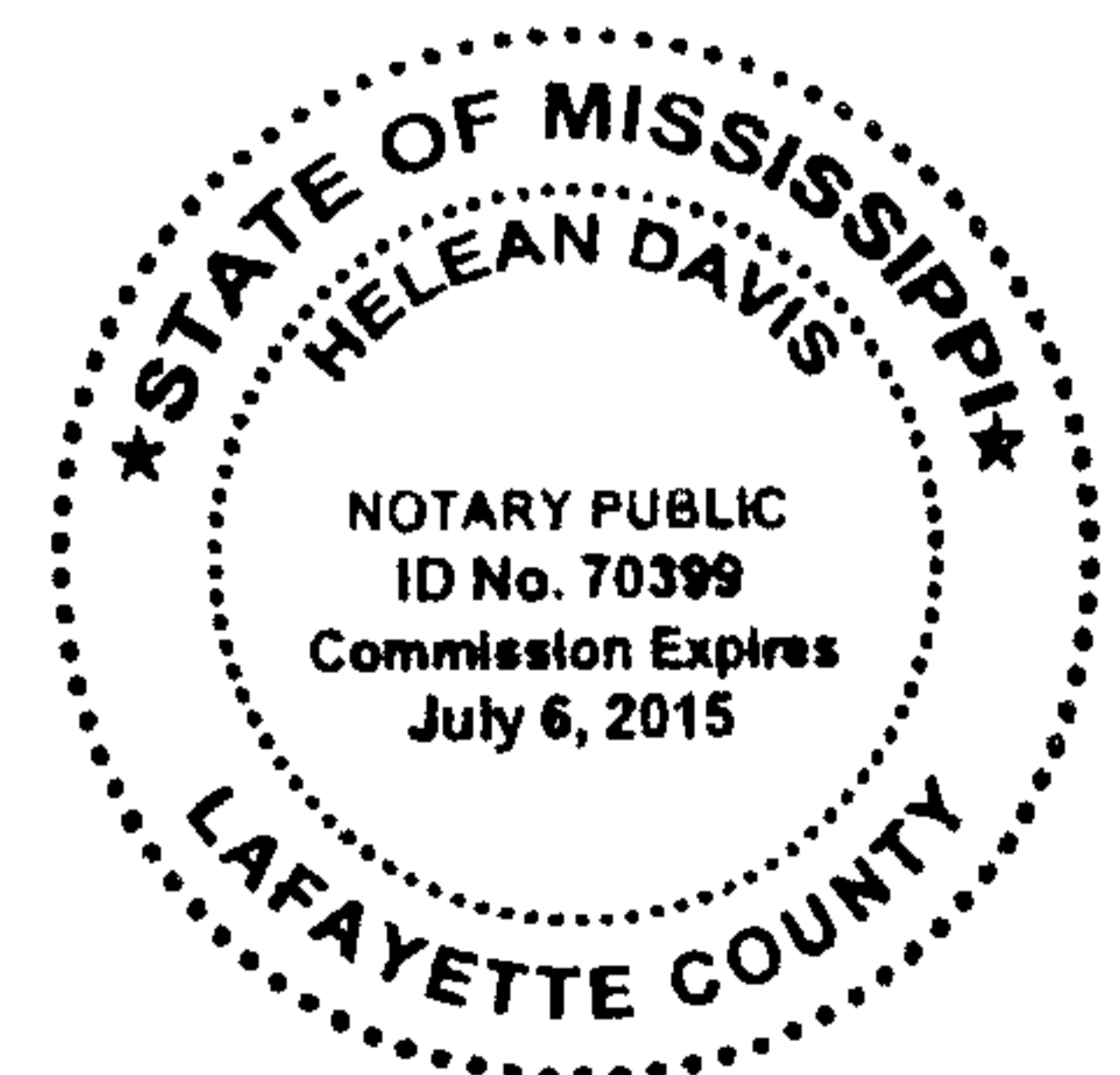
State of Mississippi)
Lafayette County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Marquis Gledge as Vice-President of **RENASANT BANK, SUCCESSOR IN INTEREST BY MERGER WITH MERCHANTS AND FARMERS 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, h/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 19th day of June, 2015.

Helean Davis
Notary Public
My Commission expires:

Shelby County, AL 06/25/2015
State of Alabama
Deed Tax: \$45.00





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EXHIBIT A
Legal Description

Situated in the County of Shelby, State of Alabama, to-wit: Commence at the Southeast corner of the SW 1/4 of the SW 1/4 of Section 21, Township 24 North, Range 15 East, Shelby County, Alabama; thence run northerly along the East line of said 1/4-1/4 section 292.82 feet to the point of beginning of this Parcel 1; thence continue along the last described course 2,305.54 feet to the Northeast corner of the NW 1/4 of the SW 1/4 of said Section 21; thence 1 degrees 58 minutes 59 seconds right and continue northerly along the East line of the SW 1/4 of the NW 1/4 of said Section 21 for 589.18 feet to a point; thence 90 degrees 0 minutes left and run westerly 65.46 feet to a point on the waters edge at the 397 foot contour elevation; thence run southwesterly for 1,296 feet, more or less, along the 397 elevation line at the waters edge to a point that is 2,537.39 feet North of and 635.15 feet West of the Southeast corner of the SW 1/4 of the SW 1/4 of said Section 21; thence run southeasterly for 2,332.70 feet, more or less, to a point that is 292.82 feet North of and on the East line from the Southeast corner of the SW 1/4 of the SW 1/4 of Section 21, being the point of beginning.



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EXHIBIT B

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real estate;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real estate, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real estate.



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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, as Successor in Interest by Merger with
M & F Bank
Mailing Address 209 Tooty Street
Tupelo, MS 38804
Property Address Old Mill Creek Road
Shelby, AL 35143
Grantee's Name Western REI, LLC
Mailing Address _____
Date of Sale June 19, 2015
Total Purchase Price \$45,000.00
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 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 June 17, 2015

Unattested

(verified by)

Print M & F Bank

Sign

Margie Blake, V.P.
(Grantor/Grantee/Owner/Agent) circle one