

PEL1600052

Send tax notice to:
Leon McGrew
1120 Waterstone Way
Montevallo, AL 35115

This instrument prepared by:
Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Pkwy, Suite 645
Birmingham Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

20160408000116150
04/08/2016 03:06:52 PM
DEEDS 1/3

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **BancorpSouth Bank** (hereinafter referred to as "Grantor"), for and in consideration of the sum of One Hundred Thirty Five Thousand and 00/100 Dollars (\$135,000.00), the receipt whereof is hereby acknowledged., does grant, bargain, sell and convey unto **Leon McGrew** (hereinafter referred to as "Grantee"), in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 59, according to the Survey of Waterstone, Phase I, as recorded in Map Book 42, Page 24, in the Probate Office of Shelby County, Alabama.


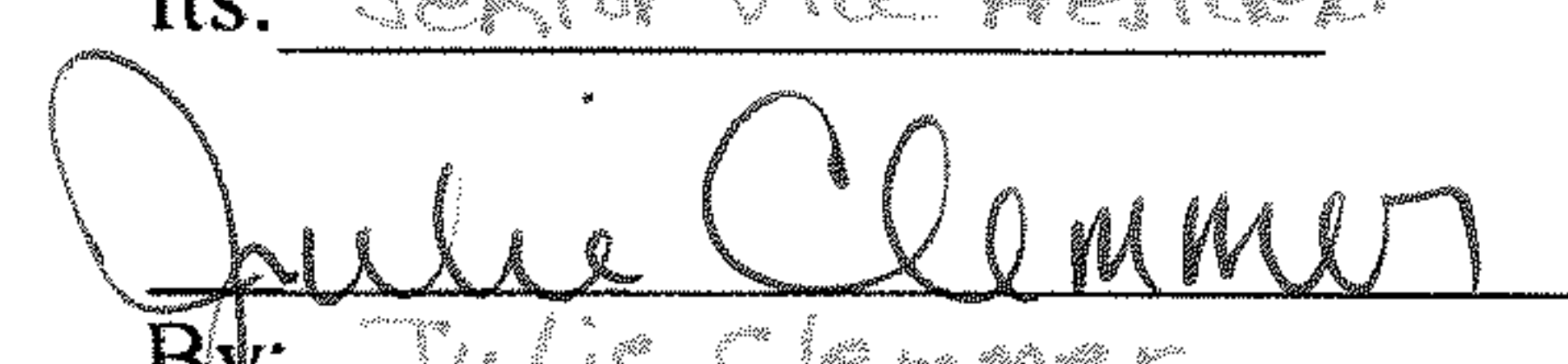
SUBJECT however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; Further subject to any state of facts an accurate survey would show.

\$128,250.00 of the purchase price was paid from the proceeds of a mortgage loan.

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

And the said BancorpSouth Bank makes no warranty of covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said BancorpSouth Bank by Roger Sanderson its Senior Vice President and by Julie Clemmer its First Vice President who are authorized to execute this conveyance, has hereto set its signature and seal this the 31 day of March, 2016.

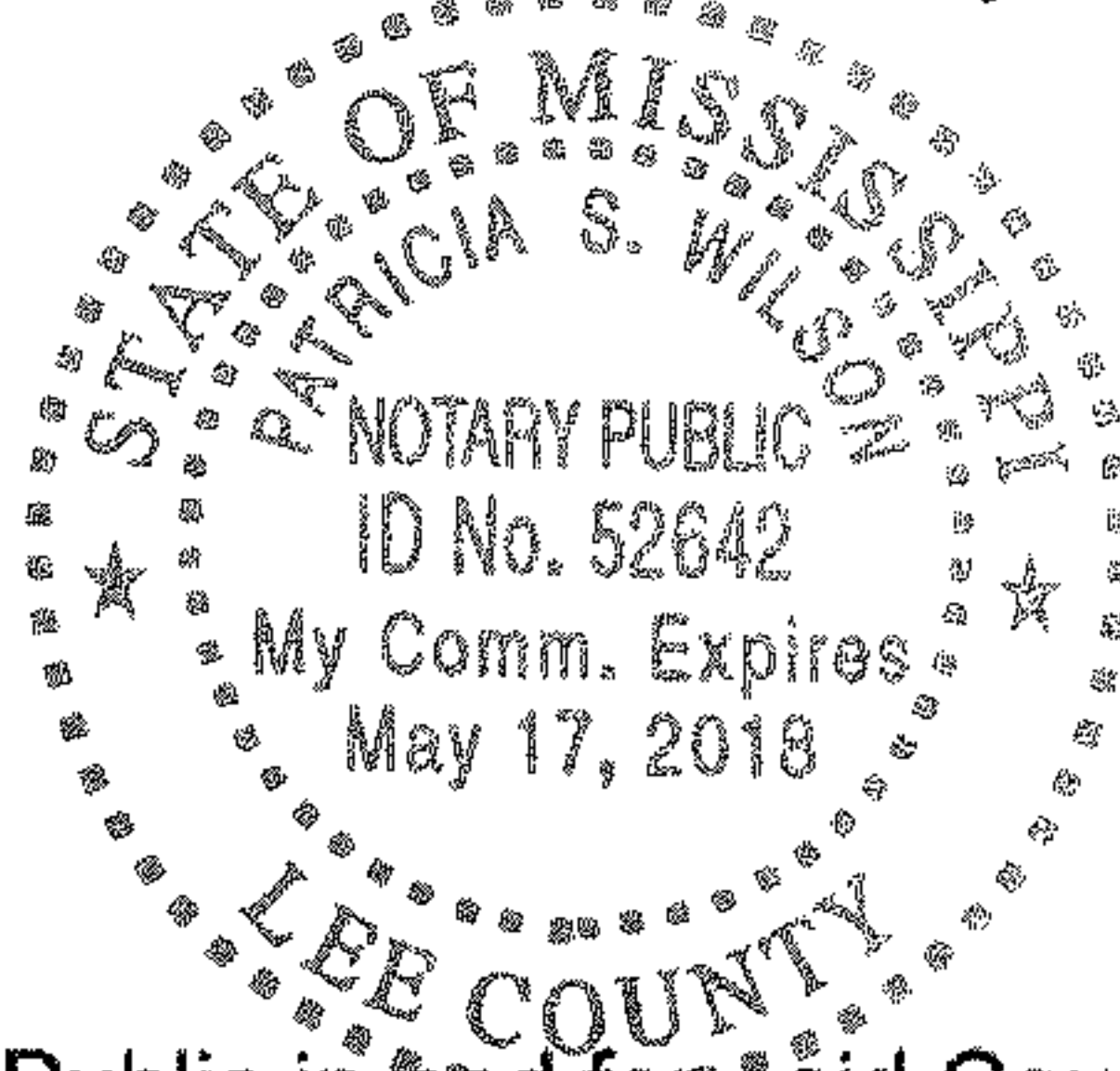
BancorpSouth

By: Roger Sanderson
Its: Senior Vice President

By: Julie Clemmer
Its: First Vice President

STATE OF
COUNTY OF

20160408000116150 04/08/2016 03:06:52 PM DEEDS 2/3

I, the undersigned Notary Public in and for said County and State, hereby certify that Roger Sanderson whose name as Senior Vice President of BancorpSouth 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, he/she as such officer and full authority executed the same voluntarily for and as the act of said corporation on the same bears date..

GIVEN under my hand and seal this the 31 day of March, 2016.



Patricia S. Wilson

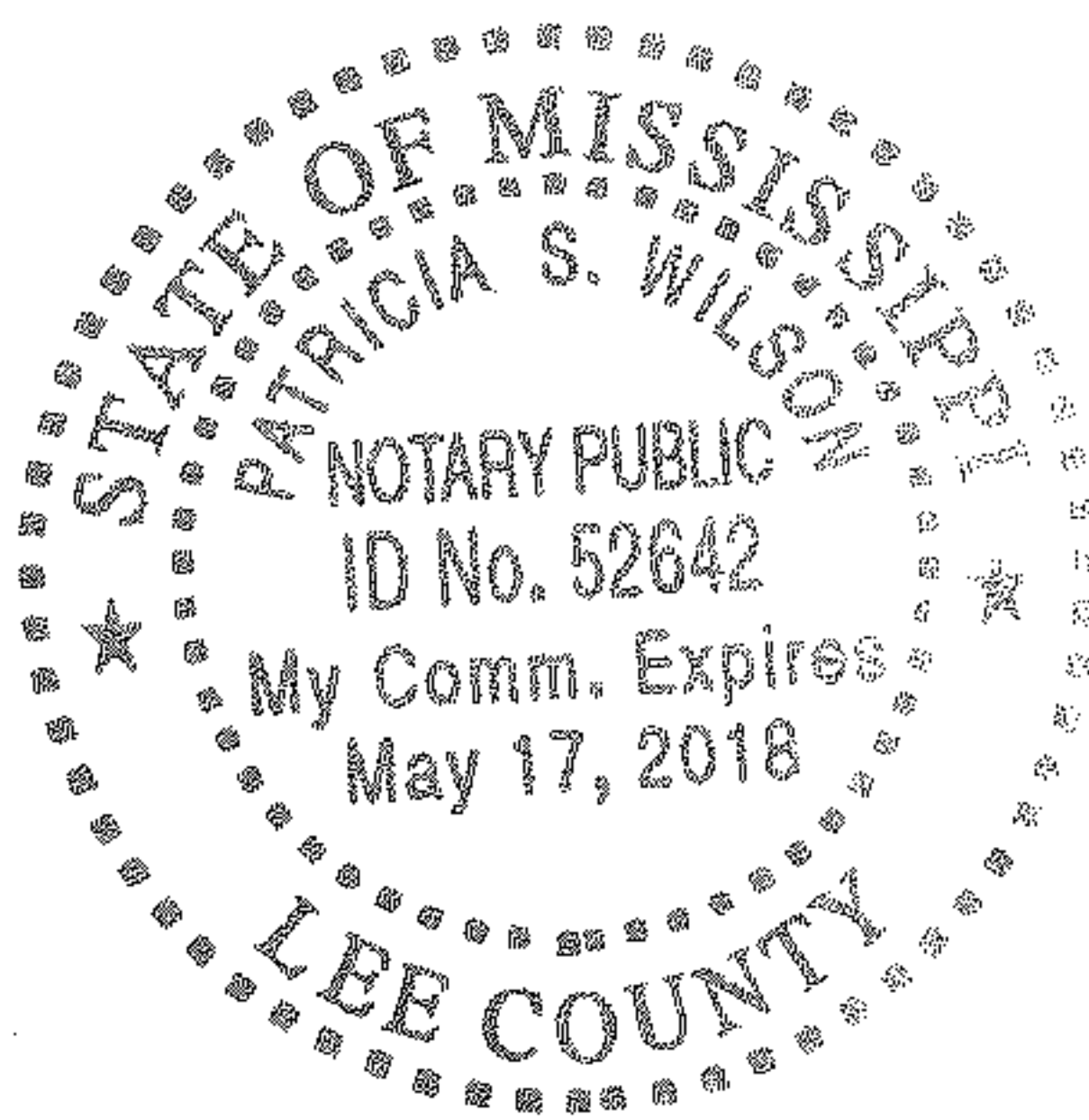
Notary Public
My Commission Expires:

May 17, 2018.

STATE OF
COUNTY OF

I, the undersigned Notary Public in and for said County and State, hereby certify that Julie Clemmer whose name as First Vice President of BancorpSouth 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, he/she as such officer and full authority executed the same voluntarily for and as the act of said corporation on the same bears date..

GIVEN under my hand and seal this the 31 day of March, 2016.



Patricia S. Wilson

Notary Public
My Commission Expires:

May 17, 2018.

Real Estate Sales Validation Form

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

Grantor's Name BANCORP SOUTH BANK
Mailing Address PO Box 789
TUPELO MS 38802-0789

Grantee's Name LEON MCGREW
Mailing Address 1120 WATERSTONE WAY
MONTEVALE, AL 35115

Property Address 1120 WATERSTONE WAY
MONTEVALE, AL 35115

Date of Sale ~~05/07/00~~ 3/31/16
Total Purchase Price \$ 135,000

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 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).

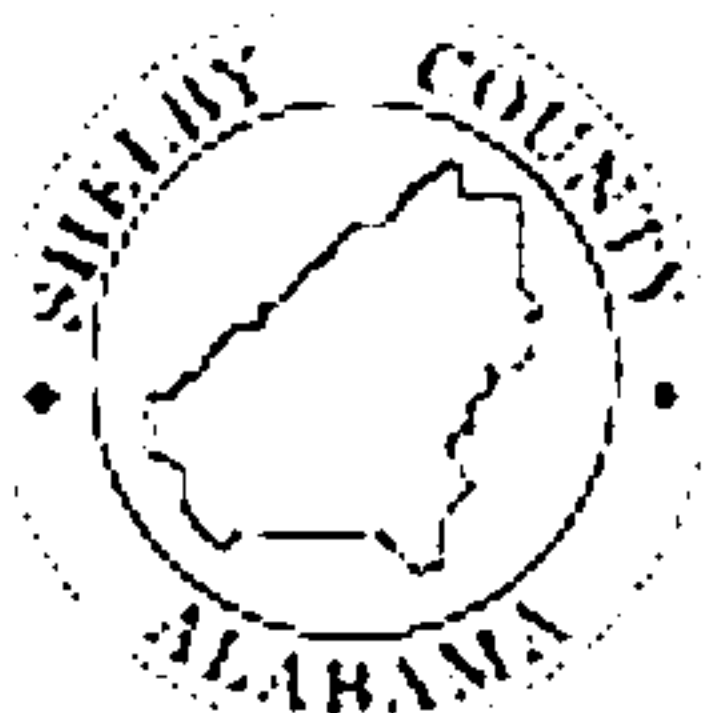
Date 3/31/16

Print DAVID W. LEWIS

Unattested _____

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded (verified by)
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/08/2016 03:06:52 PM
\$27.00 DEBBIE
20160408000116150

[Signature]