

THIS INSTRUMENT WAS PREPARED
WITHOUT THE BENEFIT OF
TITLE EXAMINATION BY:
Burt W. Newsome
Newsome Law, LLC
P.O. Box 382753
Birmingham, AL 35238

20160613000204040
06/13/2016 03:40:12 PM
DEEDS 1/3

STATE OF ALABAMA)
)
SHELBY COUNTY)

SPECIAL WARRANTY DEED

That in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned Renasant Bank, successor in interest by merger with Merchants and Farmers Bank d/b/a M&F Bank, a Mississippi corporation (hereinafter called the Grantor), had granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto Scott Kidd and Kathy Kidd, husband and wife, (hereinafter referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

An easement for ingress/egress along the 60 foot easement of Oak Mountain Crest Way, as shown on Map Book 40, Page 144 in the Probate Office of Shelby County, Alabama.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantees under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama*.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located. This property is being sold without warrant of recourse, expressed or implied as to title, use and/or enjoyment and is being sold subject to the right of redemption of all parties entitled thereto.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto Scott Kidd and Kathy Kidd, their heirs, successors

and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantees' death, the entire interest in fee simple shall pass to the heirs, successors and assigns of the Grantees. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, Renasant Bank, a Mississippi corporation, has caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the 10 day of June, 2016.

Renasant Bank, successor in interest by merger with Merchants and Farmers Bank d/b/a M&F Bank

By: Kent Dees V.P.

Name: Kent Dees

Its: Vice President

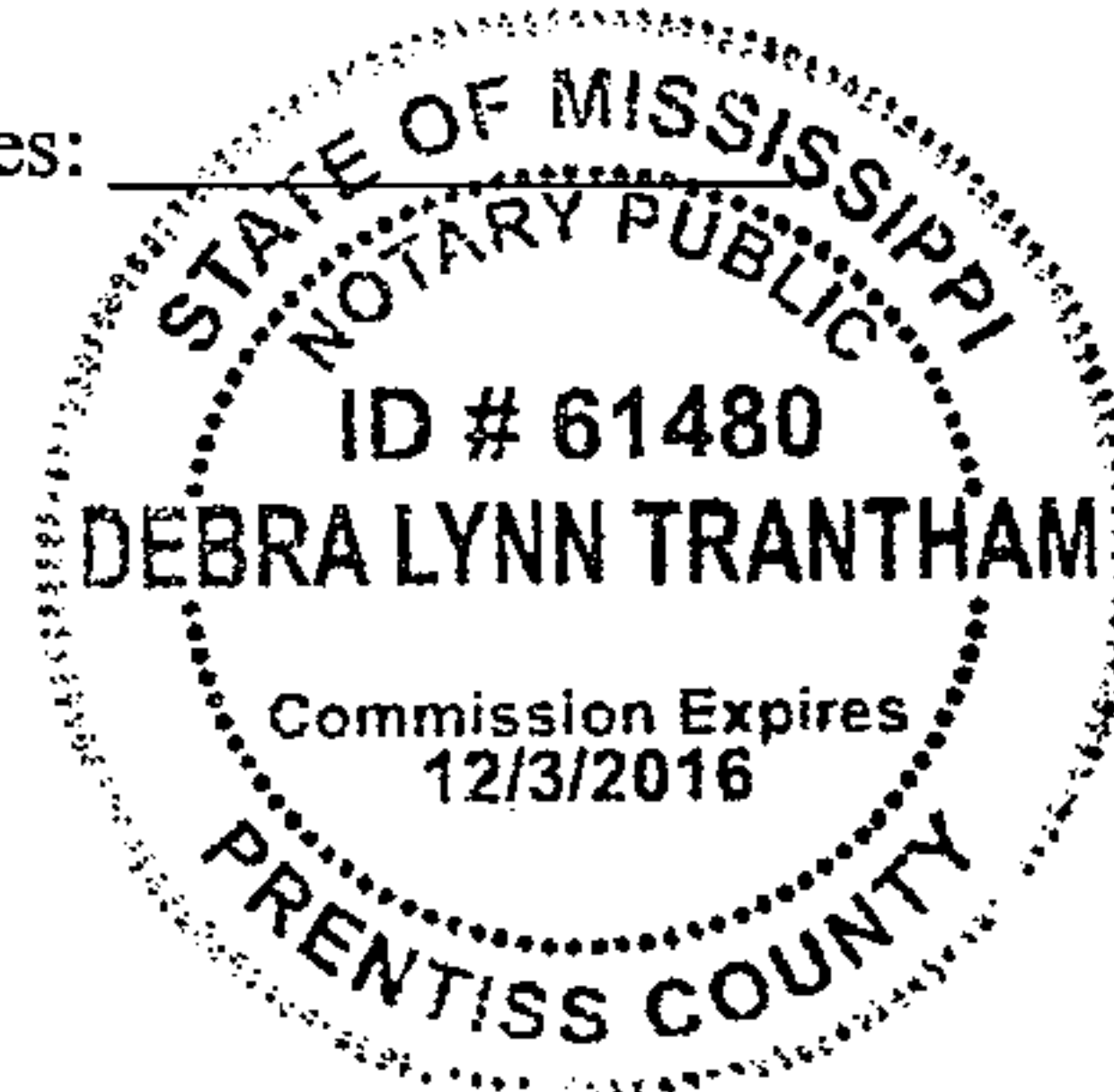
STATE OF Mississippi)
COUNTY OF Lee)

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 of Renasant Bank, a Mississippi corporation, 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 said conveyance, he, 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 10th day of June, 2016.

Debra Lynn Trantham
Notary Public

My Commission Expires: _____



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
Mailing Address PO BOX 382753
Birmingham, AL 35238

Grantee's Name Scott & Kathy Kidd
Mailing Address 122 High Hampton Drive
Pelham, AL 35124

Property Address Easement
Oak Mountain Crest Way
Pelham, AL 35124

Date of Sale 9/19/2013
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 6,750.00

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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 6/13/2016

Print Burt Newsome

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/13/2016 03:40:12 PM
\$27.00 CHERRY
20160613000204040

[Signature]

Form RT-1