

This instrument prepared by:
Gregory D. Harrelson, Attorney
The Harrelson Law Firm, LLC
15 Southlake Lane, Ste 130
Birmingham, AL 35244

Send Tax Notice to:
William Anthony Berryman
124 Lakeland Ridge
Chelsea, AL 35043

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Seventy Thousand & 00/100 dollars (\$170,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, Renasant Bank f/k/a Merchants & Farmers Bank (herein referred to as "Grantor"), does hereby give, grant, bargain, sell and convey unto William Anthony Berryman (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

See Attached Exhibit "A" Legal description

Subject to:

1. Taxes and assessments for the current year and subsequent years;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;

\$136,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This Property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD to the said Grantee, his/her 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 the 5 day of December, 2016.

Renasant Bank f/k/a Merchants & Farmers Bank

[Signature]
By: 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 f/k/a Merchants & 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 conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said bank.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of December 2016.

[Signature]
Notary Public
My Commission Expires: _____



20161208000447950 1/3 \$55.00
Shelby Cnty Judge of Probate, AL
12/08/2016 10:18:27 AM FILED/CERT

Shelby County, AL 12/08/2016
State of Alabama
Deed Tax: \$34.00

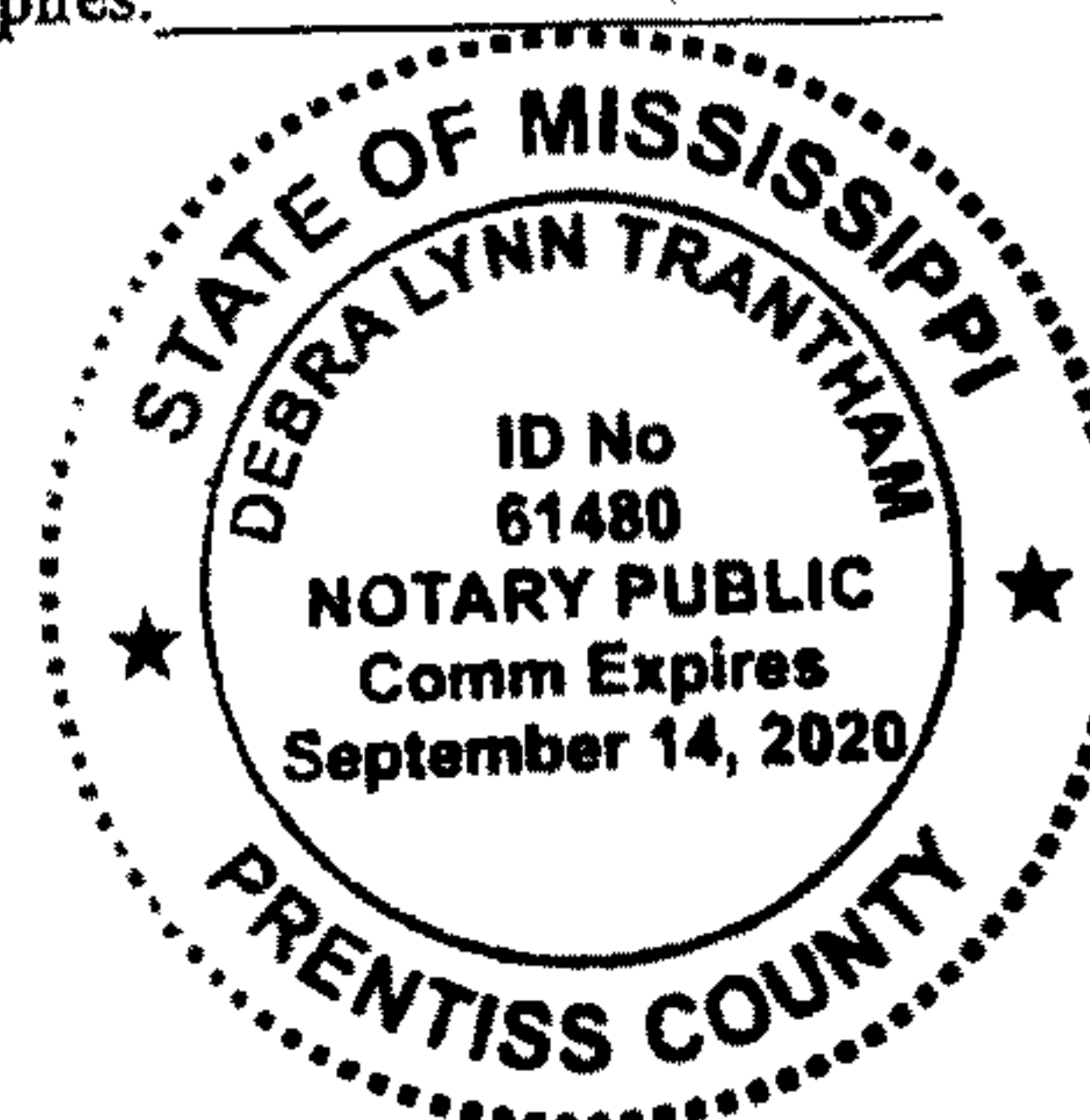



EXHIBIT "A" - LEGAL DESCRIPTION

The Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 35, Township 19, Range 2 East, Shelby County, Alabama.

TOGETHER WITH an easement for ingress and egress and utilities granted in Instrument 2001-6860 across and through property owned at the time by E.A. Newman and Eileen Newman, lying in the SE 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4 of said Section 35, lying NE of US Highway 280.

This easement shall include the right to improve as necessary, for appropriate legal access to the above described property. This easement shall be perpetual and inure to the benefit of the grantees and their heirs and assigns.


20161208000447950 2/3 \$55.00
Shelby Cnty Judge of Probate, AL
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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 Renesant Bank
Mailing Address 209 Troy Street
Tupelo MS 38804

Grantee's Name Anthony Berryman
Mailing Address 124 Lakeland Ridge
Chelsea AL 35043

Property Address See Exhibit A
attached to Deed

Date of Sale 12-6-16
Total Purchase Price \$ 120,000
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 12-6-16

Print Greg Harrelson

☐ Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20161208000447950 3/3 \$55.00
Shelby Cnty Judge of Probate, AL
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Form RT-1