

THIS INSTRUMENT PREPARED BY:
MARK S. BOARDMAN
BOARDMAN, CARR, PETELOS, WATKINS & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
City of Chelsea
P. O. Box 111
Chelsea, AL 35043

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Eight Hundred Ninety-Five Thousand and 00/100 (\$895,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Renasant Bank, as successor to Merchants and Farmers Bank d/b/a M & F Bank, as successor to The First National Bank of Shelby County f/k/a First National Bank of Columbiana, Inc., a corporation** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **City of Chelsea, a municipality**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Parcel I:


Lot B, Rice Addition to U. S. Highway 280, as recorded in Map Book 23, page 55, in the Probate Office of Shelby County, Alabama.

Parcel II:

A parcel of land in the NW 1/4 of the SE 1/4 of Section 27, Township 19 South, Range 1 West, being more particularly described as follows: Commencing at the Southwest corner of the NW 1/4 of the SE 1/4 of said Section 27; thence North 00 degrees 44 minutes 08 seconds West, along the West line of said 1/4 1/4 Section a distance of 489.86 feet to a point; thence North 79 degrees 04 minutes 03 seconds East, along the South right of way of U.S. Highway 280, a distance of 276.33 feet to an iron found with a cap stamped R.Y.S. at the point of beginning; thence North 79 degrees 01 minutes 19 seconds East, along said right of way a distance of 50.97 feet to a point; thence South 10 degrees 56 minutes 57 seconds East, a distance of 199.99 feet to a 1/2" rebar found with a cap stamped "L.D. Weygand"; thence South 79 degrees 03 minutes 03 seconds West a distance of 45.96 feet to a point; thence North 12 degrees 22 minutes 58 second West a distance of 200.03 feet to the point of beginning.

Being situated in Shelby County, Alabama.

SUBJECT TO:



20170426000142460 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
04/26/2017 08:05:36 AM FILED/CERT

1. Ad valorem taxes for the current and subsequent years.
2. Transmission Line Permit to Alabama Power Company, recorded in Deed Book 102, page 138, Deed Book 104, page 525, and Deed Book 141, page 198, in the Probate Office of Shelby County, Alabama.
3. Mineral and mining rights and rights incident thereto recorded in Deed Book 13, page 180, in the Probate Office of Shelby County, Alabama.
4. Right of way granted to Alabama Power Company as set out in instrument recorded in Instrument 1998-34326 in the Probate Office of Shelby County, Alabama.
5. Easement for ingress and egress as set out in Instrument 20050825000437630 in the Probate Office of Shelby County, Alabama.
6. Restrictions as shown by Map Book 23 page 55 in the Probate Office of Shelby County, Alabama.
7. Any right of way of a public road.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and

assigns forever.


IN WITNESS WHEREOF, said GRANTOR has hereunto set hand and seal this the 24th day of April, 2017.


Renasant Bank

By John E. Bentley
Alabama Division President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that John E. Bentley, whose name as Alabama Division President of Renasant Bank, a corporation, 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, he as such Officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of April, 2017.


NOTARY PUBLIC Mark S. Boardman
My Commission Expires: 10/26/2018


20170426000142460 2/3 \$24.00
Shelby Cnty Judge of Probate, AL
04/26/2017 08:05:36 AM FILED/CERT

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: 16863 U.S. Hwy 280
Chelsea, Alabama 35043
Property Address: 16623 U.S. Hwy 280, Chelsea,
Alabama, 35043

Grantee's Name: **City of Chelsea**
Mailing Address: P.O. Box 111
Chelsea, Alabama 35043

Parcel: **09-8-27-0-001-021.002**

Date of Sale: April 24, 2017
Total Purchase Price: \$895,000.00
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 _____ Appraisal
_____ Sales Contract _____ Other _____
 x 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 licenses 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 § 40-22-2 (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 § 40-22-2 (h).

Date: _____ 2016
_____ Unattested _____
 (Verified By)

City of Chelsea
BY: *[Signature]*
ITS: *[Signature]*
 (Grantee)

