

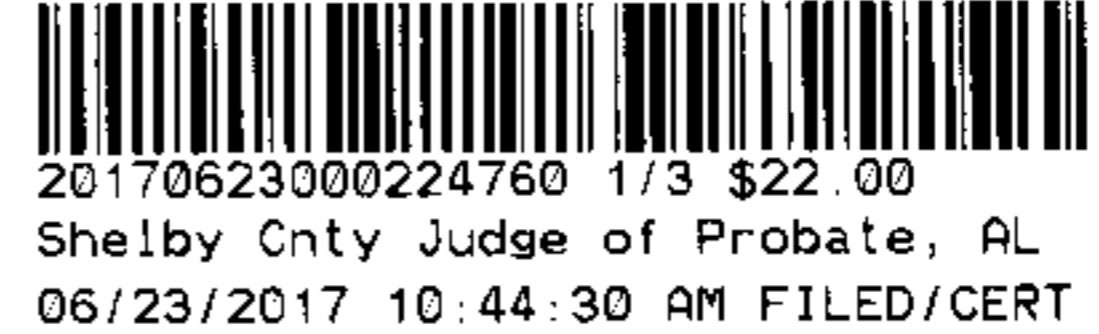
THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

All of the consideration is paid by a
Purchase Money Mortgage which is
filed simultaneously herewith.

[Space Above This Line For Recording Data]

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred, Fifty Thousand and no/100's Dollars (\$150,000.00)** and other good and valuable consideration to the undersigned,

Trustmark National Bank NA, a Mississippi Corporation

(hereinafter referred to as grantor) in hand paid by the grantee as herein defined, the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

Valleydale Partners, LLC (hereinafter referred to as grantee)

the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Valleydale Professional Park, as recorded in Map Book 28, Page 15, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2017 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**
- 4. Right-of-way granted to South Central Bell Telephone Company recorded in Instrument No. 2014-33769.**
- 5. Right-of-way granted to Water Works & Sewer Board of the City of Birmingham recorded in Instrument No. 200107/9789.**

TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns, forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by Trustmark National Bank NA and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or representative capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, the herein named grantor executed this conveyance on this the 21st day of June, 2017.

ATTEST:

Trustmark National Bank NA

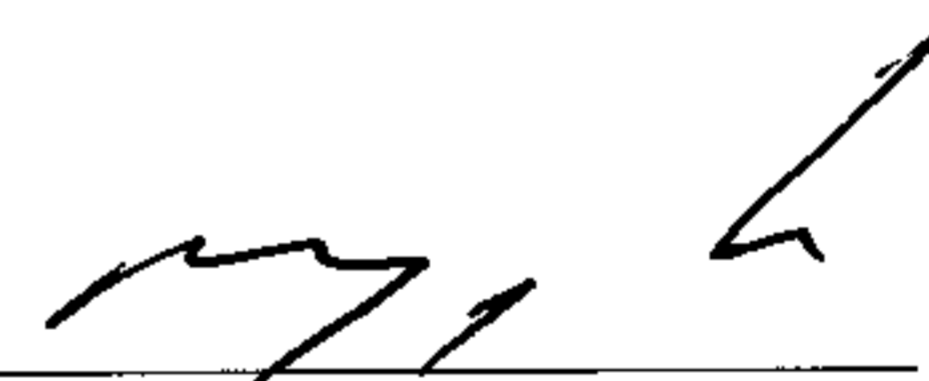


Mac Martin
Vice President Special Assets


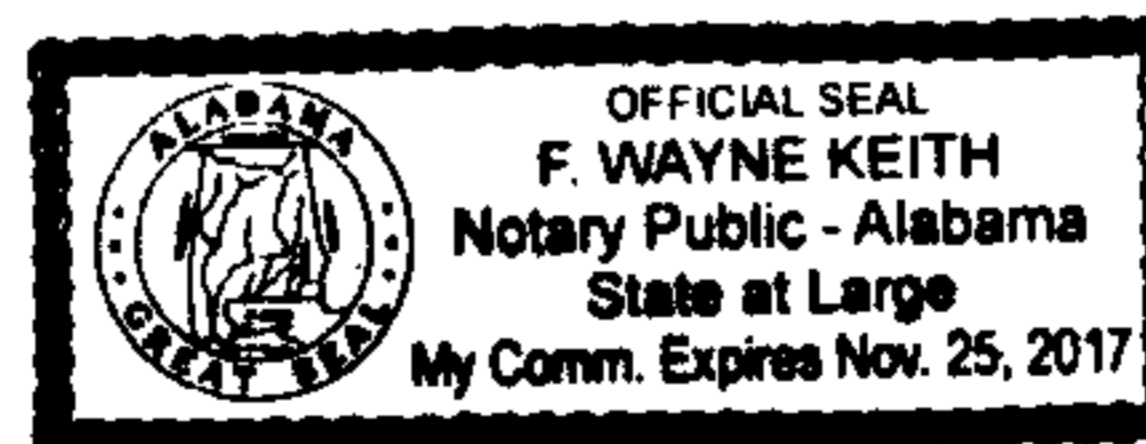
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Mac Martin, whose name as Vice President of Special Assets of Trustmark National Bank NA is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he, as such officer and with full authority of Trustmark National Bank NA, executed the same voluntarily for and as the act of Trustmark National Bank NA on the day the same bears date.

Given under my hand and seal this the 21st day of June, 2017.


Notary Public

SEND TAX NOTICE TO:
Valleydale Partners, LLC
120 Bishop Circle
Pelham, Alabama 35124


20170623000224760 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
06/23/2017 10:44:30 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantors' Name: Trustmark National Bank

Mailing Address : 310 Broad Street
Selma, AL 36702

Grantee's Name: Valleydale Partners, LLC

Mailing Address: 120 Bishop Circle
Pelham, AL 35124

Property Address: See legal description on Deed

Date of Transfer: June 21, 2017

Total Purchase Price \$150,000.00

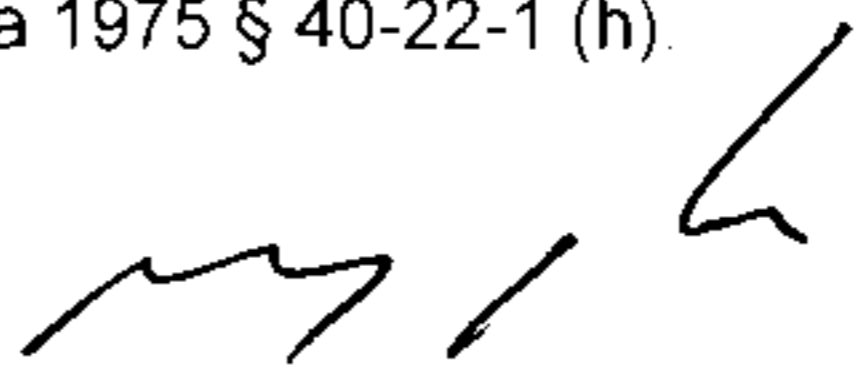
The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- | | | |
|---|-------------------|-----------|
| | Bill of Sale | Appraisal |
| x | 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.

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 21, 2017


 Sign _____
 verified by closing agent
 F. Wayne Keith Attorney

x

RT-1



20170623000224760 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
06/23/2017 10:44:30 AM FILED/CERT