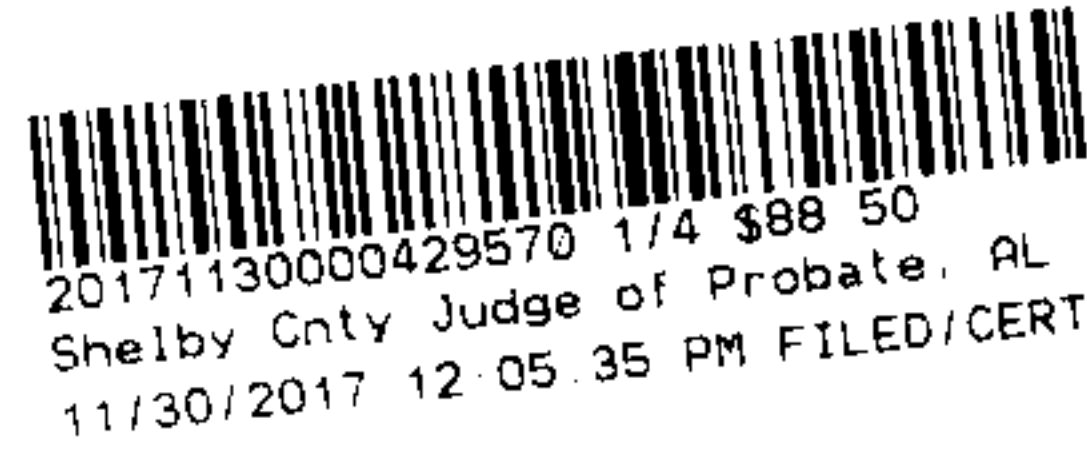


Shelby County, AL 11/30/2017  
State of Alabama  
Deed Tax \$64.50

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome  
GREYSTONE TITLE, L.L.C.  
P.O. Box 382753  
Birmingham, Alabama 35238



STATE OF ALABAMA                     )  
                                                           )  
SHELBY COUNTY                         )

**STATUTORY WARRANTY DEED**

That in consideration of SIXTY-FOUR THOUSAND THREE HUNDRED EIGHTY-ONE AND NO/100 DOLLARS (\$64,381.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned RENASANT BANK, a Mississippi banking corporation (hereinafter called the Grantor), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto Tom E. Stevens, (hereinafter referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the SW 1/4 of the SW 1/4, Section 26, Township 20 South, Range 1 East; thence run Westerly along the North boundary of said 1/4 - 1/4 for 211.00 feet to a point, being the point of beginning of the parcel of land herein described; thence continue Westerly along the North boundary of said 1/4 - 1/4 for 570.00 feet to a point in Spearman Branch; thence turn an angle of 89 degrees 57 minutes 25 seconds to the right and run along said branch 47.37 feet; thence turn an angle of 66 degrees 20 minutes 55 seconds to the right and run along said branch 52.40 feet; thence turn an angle of 134 degrees 00 minutes 55 seconds to the left and run along said branch 200.00 feet; thence turn an angle of 111 degrees 10 minutes 44 seconds to the right and run along said branch 108.93 feet; thence turn an angle of 77 degrees 31 minutes 54 seconds to the left and run along said branch 48.26 feet; thence turn an angle of 60 degrees 23 minutes 05 seconds to the right and run along said branch 128.35 feet; thence turn an angle of 69 degrees 08 minutes 03 seconds to the left and run along said branch 54.49 feet; thence an angle of 38 degrees 31 minutes 44 seconds to the left and run along said branch 99.14 feet; thence turn an angle of 59 degrees 55 minutes 38 seconds to the right and run along said branch 123.49 feet; thence turn an angle of 80 degrees 24 minutes 24 seconds to the right and run along said branch 29.15 feet; thence an angle of 53 degrees 19 minutes 32 seconds to the left and run along said branch 50.25 feet; thence turn an angle of 102 degrees 43 minutes 28 seconds to the right and run along said branch 63.25 feet; thence turn an angle of 108 degrees 26 minutes 06 seconds to the left and run along said branch 105.00 feet; thence turn an angle of 73 degrees 32 minutes 24 seconds to the left and run along said branch 229.40 feet; thence turn an angle of 20 degrees 24 minutes 36 seconds to the right and run along said branch 175.00 feet; thence an angle of 48 degrees 29 minutes 15 seconds to the left and leaving said branch run 91.67 feet to a point, being a point on the

West boundary of Section 26, Township 20 South, Range 1 East; thence turn an angle of 11 degrees 37 minutes 25 seconds to the right and run 158.70 feet to a point; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run Southerly 1072.79 feet to a point; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run Easterly 558.70 feet to a point; thence turn an angle of 90 degrees 00 minutes 00 seconds to the right and run Southerly 555.83 feet to a point; thence turn an angle of 89 degrees 52 minutes 23 seconds to the left and run Easterly 742.25 feet to a point; thence turn an angle of 90 degrees 10 minutes 07 seconds to the left and run Northerly 780.03 feet to the point of beginning. Said parcel is lying in the SW 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4, Section 26, Township 20 South, Range 1 East, and the SE 1/4 of the SE 1/4 and the NE 1/4 of the SE 1/4 Section 27, Township 20 South, Range 1 East.

LESS AND EXCEPT, property conveyed in deed to Lamar Whitner, recorded in Inst. No. 20080716000286730, Probate Office Shelby County, Alabama.


LESS AND EXCEPT, property conveyed in deed to Howard Glen Knox and Kathryn Knox and FHL Manufactured Homes LLC in Inst. No. 20130326000126350, Probate Office Shelby County, Alabama.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee 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 TOME. STEVENS, his heirs, successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantee's death,

  
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Shelby Cnty Judge of Probate, AL  
11/30/2017 12:05:35 PM FILED/CERT

the entire interest in fee simple shall past to the successors and assigns of the Grantee. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, RENASANT BANK has caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the 17 day of October 2017.

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Shelby Cnty Judge of Probate, AL  
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RENASANT BANK

By: Kent Does

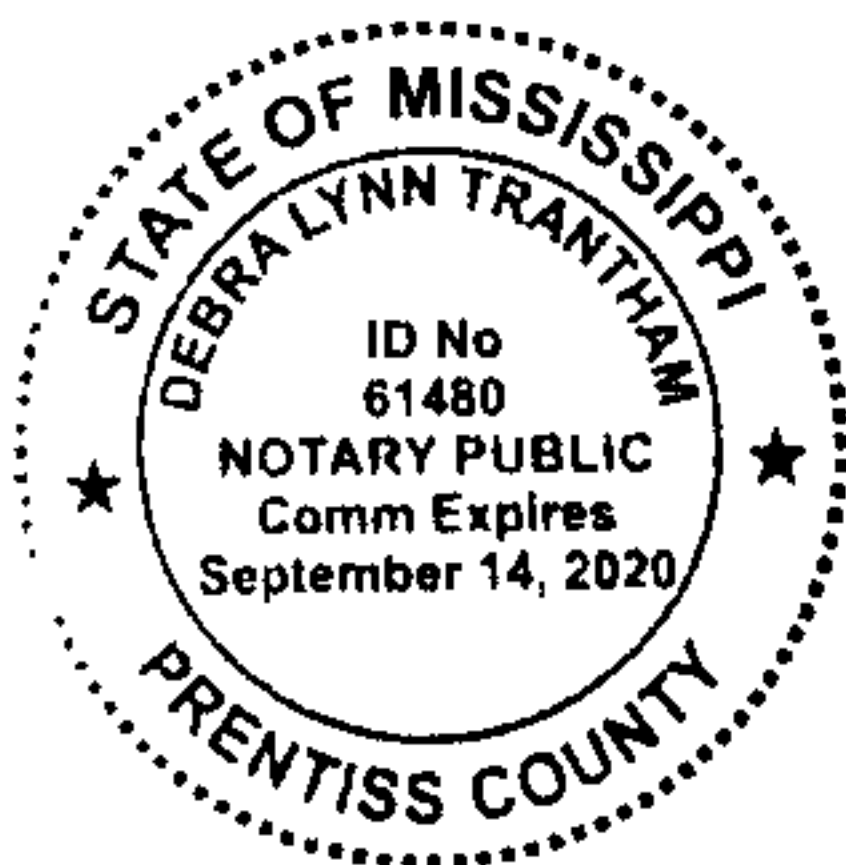
Its: Vice President

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Kent Does as Vice President of RENASANT BANK, whose name is signed to the foregoing statutory warranty deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said statutory warranty deed, he, as such officer, with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 17<sup>th</sup> day of October, 2017.



Debra Lynn Tranter  
Notary Public

My commission expires: 9-14-2020



# 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 106 E College St  
Columbiana, AL 35051

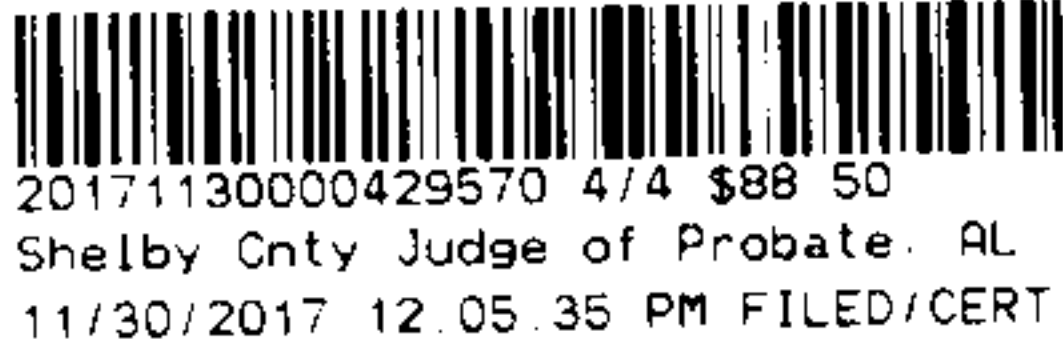
Grantee's Name TOM E STEVENS  
Mailing Address 2400 First Avenue South  
Birmingham, AL 35233

Property Address 2250 HWY 56  
Wilsonville, AL 35186

Date of Sale 10/12/17  
Total Purchase Price \$64381.00

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) ☐ None of documentary evidence is not required

☐ Bill of Sale  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

If the conveyance instrument 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 10/12/17

Print Burt Newsome

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1