

THIS INSTRUMENT WAS PREPARED BY:  
Richard W. Theibert, Attorney  
NAJJAR DENABURG, P.C.  
2125 Morris Avenue  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
RNB Properties, LLC and Showtime Properties, LLC  
349 Waterford Cove Trail  
Calera, AL 35040

STATUTORY  
WARRANTY DEED

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STATE OF ALABAMA            )  
                                          :       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF SHELBY        )

That in consideration of Fifty Thousand Four Hundred and No/100 Dollars (\$50,400.00), which is the total purchase price, in hand paid to the undersigned, BancorpSouth Bank, a Mississippi corporation (hereinafter referred to as "GRANTOR"), by RNB Properties, LLC and Showtime Properties, LLC (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEES the following described real estate, located and situated in Shelby County, Alabama, to wit:

**SEE ATTACHED EXHIBIT "A"**

**SUBJECT TO:**

1. Any mining or mineral rights leased, granted or retained by current or prior owners;
2. Taxes or assessments for 2018 and subsequent years and not yet due and payable; and
3. Any and all encumbrances, easements, conditions and restrictions of record, and not of record.

TO HAVE AND TO HOLD to the said GRANTEES, their successors and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

This property does not constitute the homestead of GRANTOR.

IN WITNESS WHEREOF, the undersigned GRANTOR has hereto executed this instrument this 3 day of January, 2018.

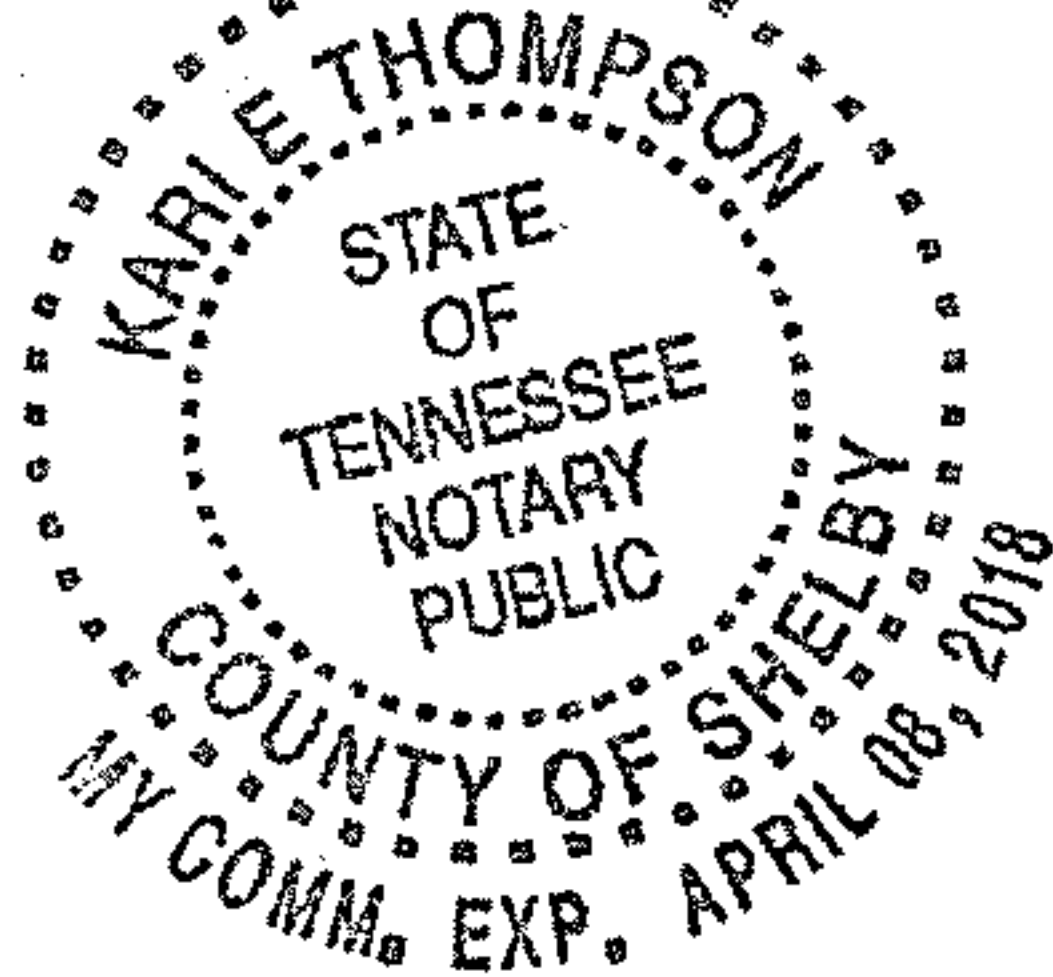
BancorpSouth Bank

William T. Stamps II (SEAL)  
By: William T. Stamps II  
Its: SVP

STATE OF TENNESSEE )  
COUNTY OF SHELBY )

I, the undersigned Notary Public in and for said County in said State, hereby certify that William T. Stamps II, whose name as SVP of BancorpSouth Bank, a Mississippi 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 said document, he/she, 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 3 day of January, 2018.



Kari E. Thompson  
NOTARY PUBLIC  
My commission expires: April 8, 2018

EXHIBIT "A"

Begin at the Northeast corner of Section 19, Township 22, Range 2 West; thence South along the section line 200.4 feet to the North side of the Spring Branch Gravel Road; thence Northwesterly along said road 281.8 feet; thence North and parallel with the section line 400 feet; thence East to the section line (approx. 208.0 feet); thence South along the section line to the point of beginning.

PARCEL II:

Begin at a point on the Section line 400 feet North of the Southeast corner of Section 18, Township 22, Range 2 West; thence North along said section line, to the Northeast corner of the SE 1/4 of SE 1/4 of Section 18, Township 22, Range 2 West; thence continue North along said section line a distance of 500 feet; thence West to a point on the northerly line of property formerly sold to Raven Griffin in the NE 1/4 of SE 1/4, Section 18, Township 22, Range 2 West; thence South to the North boundary line of the SE 1/4 of SE 1/4 Section 18, Township 22, Range 2 West; thence continue South along the East boundary line of Raven Griffin property to the North side of the Spring Branch Gravel Road; thence Southeasterly along said road to a point that is 208.0 feet West of the Southeast corner of Section 18, Township 22, Range 2 West; thence North and adjoining property sold to Carrie Lee Skipper, a distance of 400 feet; thence along North side of Carrie Lee Skipper property to the point of beginning.

PARCEL III:

Begin at the NW corner of Section 20, Township 22, Range 2 West; thence run Easterly along the North boundary line of Section 20, 630 feet; thence South and parallel with the West line of Section 20 to the North side of the Spring Branch Gravel Road; thence Northwesterly along the North, side of the Spring Branch Gravel Road to the West Section line, Section 20, Township 22, Range 2 West; thence North along the West line of said Section 20 to the NW corner of Section 20, to the point of beginning.

LESS AND EXCEPT Portion contained in Parcel # 28-4-20-0-000-009.001 and Parcel # 28-4-20-0-000-009.002.

All Lying and Being Situated in Shelby County, Alabama.

REAL ESTATE SALES VALIDATION QUESTIONNAIRE

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

Grantor's Name:  
BancorpSouth Bank

Grantees' Names:  
RNB Properties, LLC and Showtime Properties, LLC

Mailing Address:  
6363 Poplar Avenue, Suite 221  
Memphis, TN 38119

Mailing Addresses:  
349 Waterford Cove Trail 171 Big Rock Drive  
Calera, AL 35040 Calera, AL 35040

Property Address:  
vacant land in Calera, AL  
(see attached Exhibit "A")

Date of Sale: January 3, 2018

Total Purchase Price: \$50,400.00

or  
Current Assessor's MV: \$ \_\_\_\_\_

Documentary Evidence provided:

X Closing Statement

\_\_\_\_\_ Bill of Sale

\_\_\_\_\_ Sales Contract

\_\_\_\_\_ Other: \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/09/2018 10:42:35 AM  
\$74.50 CHERRY  
20180109000008680

A handwritten signature in black ink, likely belonging to Judge James W. Fuhrmeister.

Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

- ☐ Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.
- ☐ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.
- ☐ Re-recording of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October, 1923.
- ☐ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Najjar Denaburg, P.C.

Date: 1/ 3 /2018

Sign: \_\_\_\_\_

By: Richard W. Theibert  
Its: Attorney at Law  
(Closing Agent)