


(Space above is for Recorder's use)

When Recorded Mail To:

Synovus Title II, LLC
800 Shades Creek Pkwy, MS515
Birmingham, AL 35209


20180328000101980 1/4 \$26.00
Shelby Cnty Judge of Probate, AL
03/28/2018 09:02:22 AM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that SYNOVUS BANK, a Georgia banking corporation ("**Grantor**"), whose address is 1148 Broadway, Columbus, Georgia 31901, for good and valuable consideration, to Grantor paid by UNITED BANK, AS CUSTODIAN FOR JANETTE JACKSON, IRA ("**Grantee**"), whose address is 525 S. Hill Street, P.O. Box 628, Griffin, Georgia 30224 the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, remise, and release to Grantee, its successors and assigns forever, all the right, title, interest, claim or demand which Grantor has or may have had in and to all that tract of land, if any, described on Exhibit A, attached hereto and made a part hereof (the "**Property**"), together with all the rights, easements, privileges, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining. The Property does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the Property and all rights, easements, privileges, tenements, hereditaments and appurtenances thereto in fee simple.

And Grantor will warrant and defend title to the Property against all parties lawfully claiming the same from, through or under it, but against no others.

Shelby County, AL 03/28/2018
State of Alabama
Deed Tax: \$2.00

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, by its proper officer thereunto duly authorized, this 21st day of March, 2018.

GRANTOR:

SYNOVUS BANK, a Georgia banking corporation

By: _____
Name: John Creech
Title: Group Executive

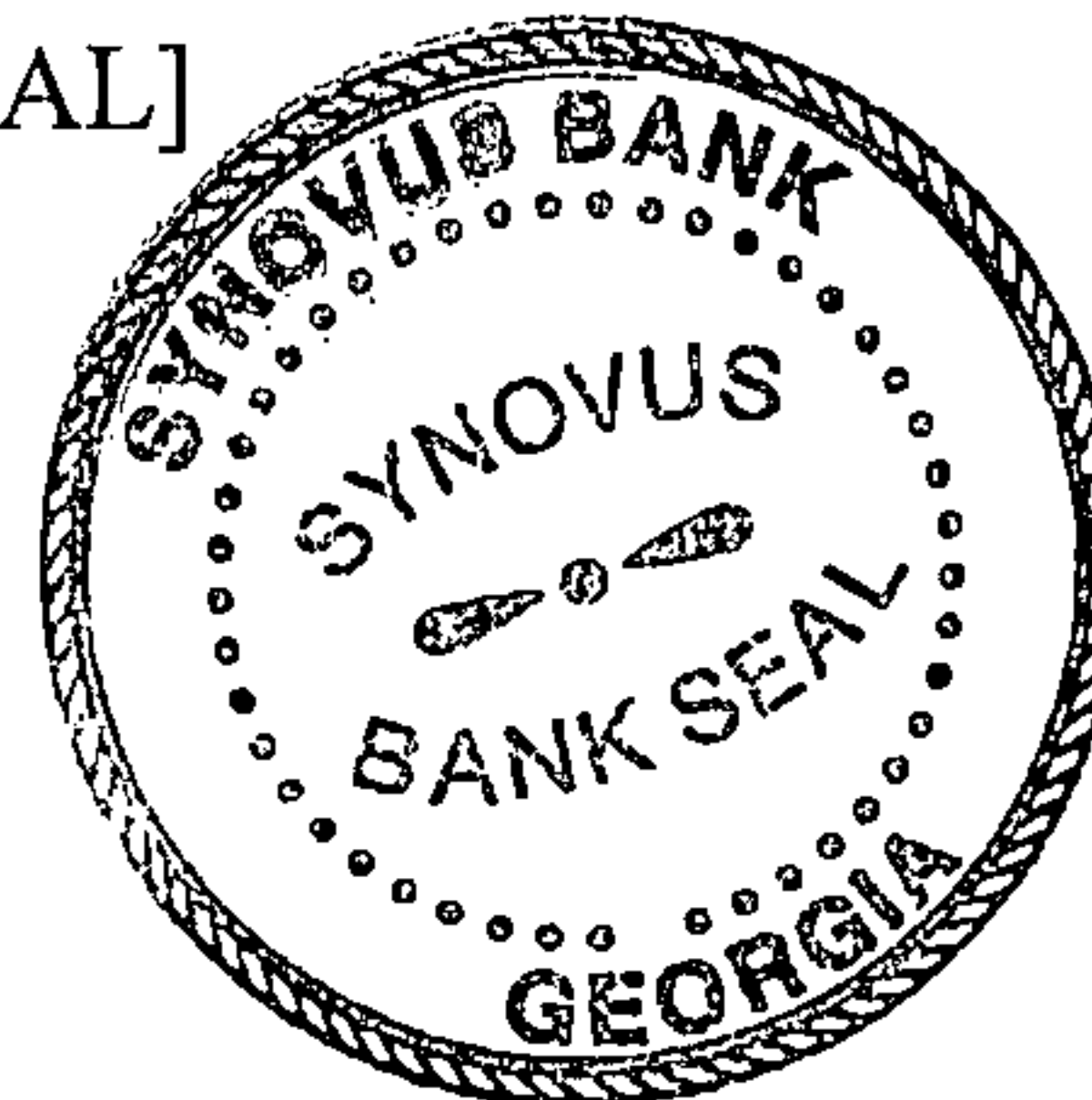


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[SEAL]

ACKNOWLEDGMENT

STATE OF GEORGIA)
) ss:
COUNTY OF MUSCOGEE)



Before me, Kristina Ragan, in and for said County and State, on this 20th day of March, 2018, personally appeared John Creech to me known to be the identical person who subscribed the name of the Grantor to the foregoing instrument as its Group Executive and acknowledged before me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of SYNOVUS BANK, for the uses and purposes therein set forth.

[SEAL]

My Commission Expires:



Kristina Ragan
Notary Public Signature

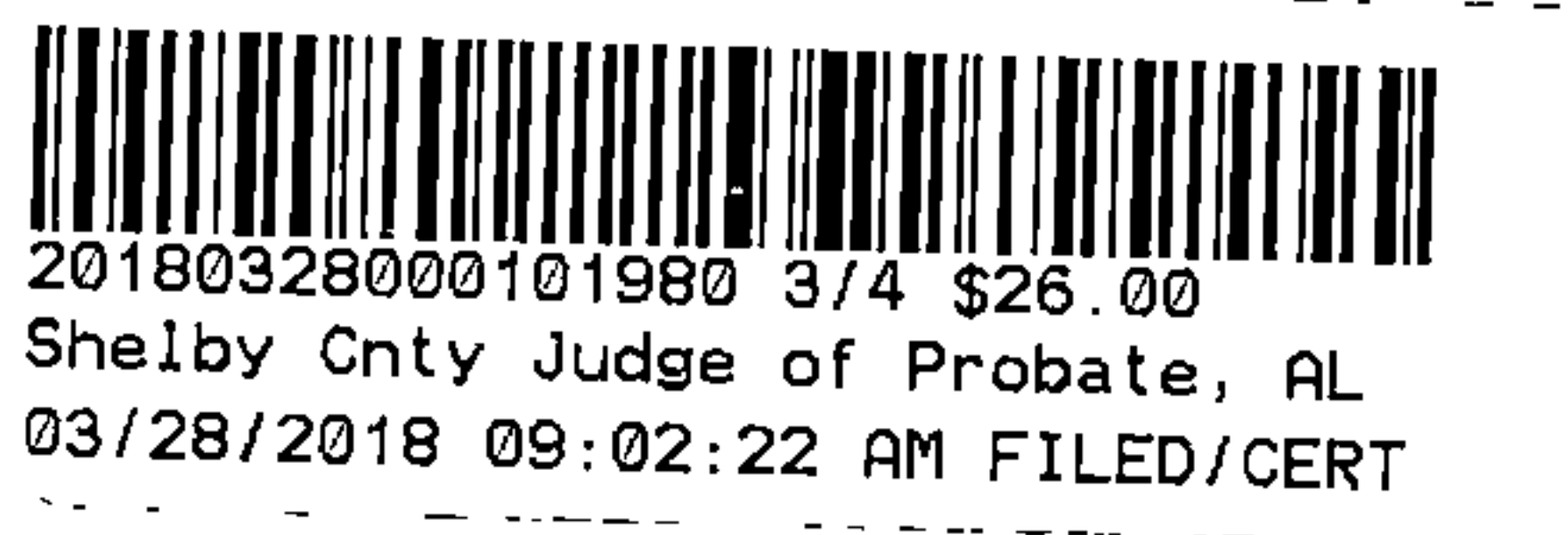
Kristina Ragan
Notary Public Printed Name

EXHIBIT "A"

Lot 39 according to the Survey of Chelsea Ridge Estates 1st Sector, as recorded in Map Book 35, Page 150, in the Probate Office of Shelby County, Alabama.

This document prepared by:

April H. Hocutt
Page, Scrantom, Sprouse,
Tucker & Ford, P.C.
1111 Bay Ave., 3rd Floor
Columbus, GA 31901



Real Estate Sales Validation Form

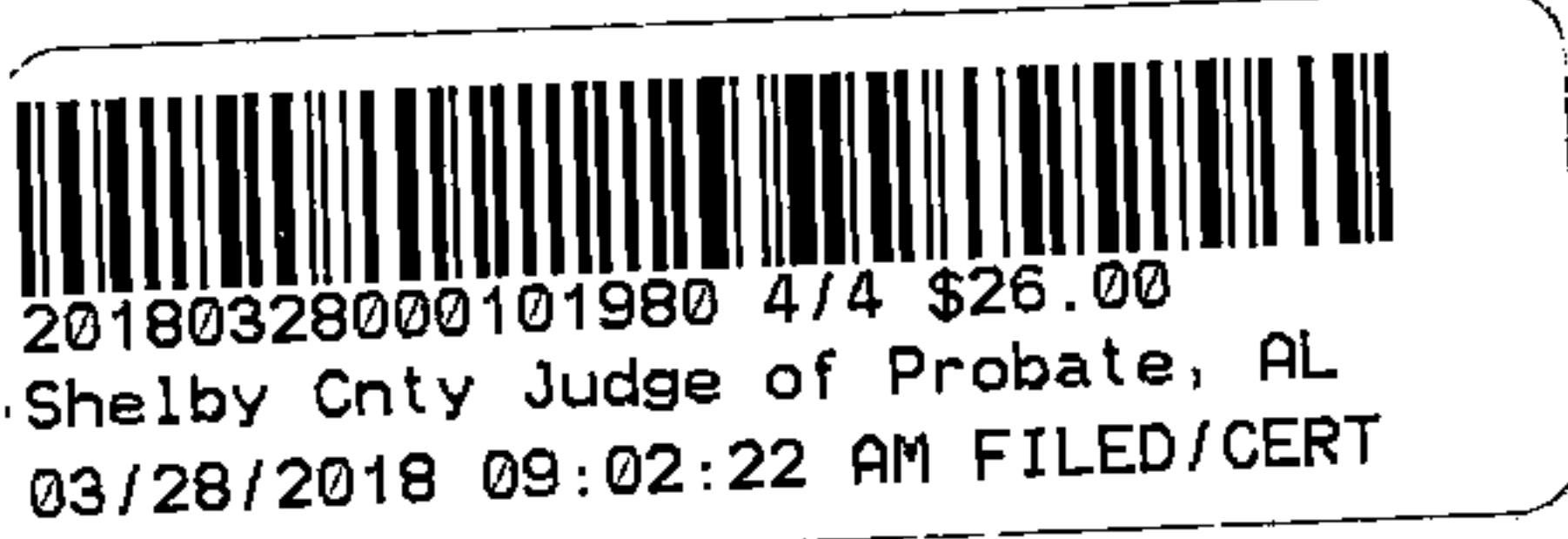
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Synovus Bank
Mailing Address 1148 Broadway
Columbus, GA 31901

Grantee's Name United Bank as Custodian for
Janette L. Jackson, IRA
Mailing Address 525 S. Hill Street, P.O. Box 628
Griffin, GA 30224

Property Address 2108 Chelsea Ridge Drive
Columbiana, AL 35051

Date of Sale _____
Total Purchase Price \$ 1,650.00



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
☐ 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 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 3/22/18

Print April H. Hocutt

☐ Unattested _____
(verified by)

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