

THIS INSTRUMENT WAS PREPARED BY:

Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive, Suite 100
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Piano Reddito, LLC
416 Waterford Drive
Calera, Alabama 35040

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed and delivered this 23 day of August, 2019, by **RENASANT BANK** (hereinafter referred to as the "Grantor"), to **PIANO REDDITO, LLC, AN ALABAMA LIMITED LIABILITY** (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Thirty Thousand and 00/100 Dollars (\$30,000.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit "A" attached hereto and incorporated herein (the "Property");

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that his conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that his deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Shelby County, AL 08/27/2019
State of Alabama
Deed Tax: \$30.00


20190827000315020 1/4 \$54.00
Shelby Cnty Judge of Probate, AL
08/27/2019 01:30:12 PM FILED/CERT

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Renasant Bank
2189 McCullough Blvd.
Tupelo, MS 38801

Grantee's Name and Mailing Address:

Piano Reddito, LLC
416 Waterford Drive
Calera, AL 35040

Property Address: 161 Wilson Glenn Road, Wilsonville, Alabama 35186
Sales Price: \$30,000.00

The Value of the Property can be verified by the sales contract and closing statement.

[Signature appears on following page]


20190827000315020 2/4 \$54.00
Shelby Cnty Judge of Probate, AL
08/27/2019 01:30:12 PM FILED/CERT

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the date first written above.

GRANTOR:

WITNESS:

RENASANT BANK

T. M. S. Cook

Kent Dees

BY: KENT DEES
ITS: FIRST VICE PRESIDENT

STATE OF MISSISSIPPI 0
COUNTY OF LEE 0

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kent Dees, whose name as the First Vice President of Renasant Bank, 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 First Vice President and with full authority, executed the same voluntarily for and as the act of said bank.

Given under my hand this 23 day of August, 2019.

Debra Lynn Trantham

Notary Public

My Commission Expires: Sept. 14, 2020



20190827000315020 3/4 \$54.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

LEGAL DESCRIPTION

Lot 10, according to the survey of Wilson's Glenn 1st Sector, as recorded in Map Book 27, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama.



20190827000315020 4/4 \$54.00
Shelby Cnty Judge of Probate, AL
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