

This instrument was prepared by:  
Mike T. Atchison, Attorney  
PO Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
John H Gerber  
4552 Eagle Point Drive  
Birmingham, AL 35242

**SPECIAL WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama)  
Jefferson County)

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of TWO HUNDRED FORTY THOUSAND DOLLARS AND 00/100 (\$240,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged Renasant Bank (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto John H. Gerber and Billie Kay Gerber (herein referred to as "Grantee", whether one or more than one), the real estate described herein:

**SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION**

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself-(ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its First Vice President  
who is authorized to execute this conveyance, has hereto set its signature and seal this 10 day  
of January, 2020

Renasant Bank

By: [Signature]

Name: Kent Dees

Title: FIRST VICE PRESIDENT

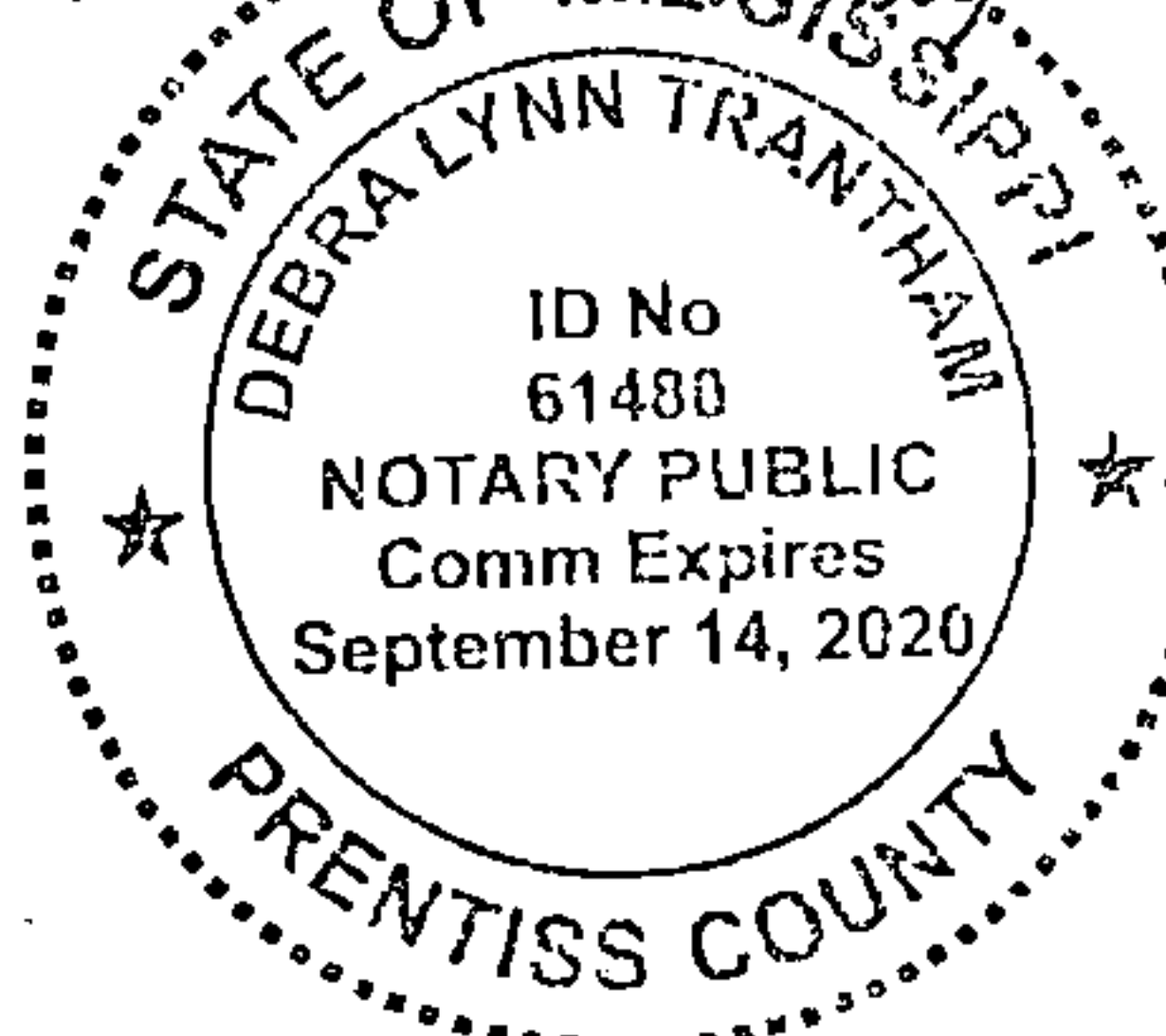
State of Mississippi  
See County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kent Dees, whose name as 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/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 10 day of January, 2020.

Debra Lynn Trantham  
Notary Public  
My Commission expires: Sept. 14, 2020

20200113000017170 1/3 \$268.00  
Shelby Cnty Judge of Probate, AL  
01/13/2020 01:26:56 PM FILED/CERT



Shelby County, AL 01/13/2020  
State of Alabama  
Deed Tax: \$240.00



### EXHIBIT "A" - LEGAL DESCRIPTION

A parcel of land situated in the Southwest Quarter of the Northeast quarter and the Southeast Quarter of the Northwest Quarter of Section 20, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at a 2" capped iron found locally accepted to be the Southeast corner of the Southwest quarter of the Northeast quarter of said Section 20; thence run South 87 degrees 43 minutes 26 seconds West along the South line of said quarter-quarter section for a distance of 1,324.29 feet to a 1 & 1/2" capped iron found locally accepted to be the Southeast corner of the Southeast quarter of the Northwest quarter of said Section 20; thence run South 87 degrees 58 minutes 33 seconds West along the South line of said quarter-quarter section for a distance of 250.00 feet to a point; thence run North 38 degrees 29 minutes 49 seconds East for a distance of 1,241.02 feet to a point on a curve to the left having a central angle of 28 degrees 25 minutes 57 seconds a radius of 337.88 feet and a chord bearing of South 45 degrees 43 minutes 03 seconds East; thence run in a southeasterly direction along the arc of said curve for a distance of 167.67 feet to a point; thence run South 59 degrees 56 minutes 01 seconds East for a distance of 74.25 feet to a point on a curve to the right having a central angle of 11 degrees 56 minutes 59 seconds, a radius of 473.38 feet and a chord bearing of South 53 degrees 57 minutes 31 seconds East; thence run in a southeasterly direction along the arc of said curve for a distance of 98.73 feet to a point; thence run South 47 degrees 59 minutes 02 seconds East for a distance of 98.13 feet to a point on a curve to the left having a central angle of 31 degrees 05 minutes 37 seconds a radius of 365.02 feet and a chord bearing of South 63 degrees 31 minutes 50 seconds East; thence run in a southeasterly direction along the arc of said curve for a distance of 198.09 feet to a point on a reverse curve to the right having a central angle of 16 degrees 32 minutes 27 seconds, a radius of 343.98 feet and a chord bearing of South 70 degrees 48 minutes 21 seconds East; thence run in a southeasterly direction along the arc of said curve for a distance of 99.31 feet to a point; thence run South 62 degrees 32 minutes 11 seconds East for a distance of 57.01 feet to a point on a curve to the left having a central angle of 24 degrees 35 minutes 31 seconds, a radius of 333.58 feet and a chord bearing of South 74 degrees 49 minutes 57 seconds East; thence run in a southeasterly direction along the arc of said curve for a distance of 143.18 feet to a point on the East line of the Southwest Quarter of the Northeast quarter of said Section 20, also at the centerline of Shadow Oaks Way in Shadow Oaks 2<sup>nd</sup> Sector as recorded in Map Book 33 on Page 149 in the Office of the Judge of Probate, Shelby County, Alabama; thence run South 01 degrees 05 minutes 39 seconds East along said East line and also along the West line of Lot 211 in said Shadow Oaks 2<sup>nd</sup> Sector for a distance of 449.98 feet to the Point of Beginning.

#### SUBJECT TO:

A 60 foot Ingress and Egress and utility easement situated in the Southwest Quarter of the Northeast quarter of Section 20, Township 20 south, Range 1 East, Shelby County, Alabama lying 30 feet either side of a centerline being more particularly described as follow:

Commence at a 2" capped iron found locally accepted to be the Southeast corner of the Southwest quarter of the Northeast quarter of said Section 20; thence run North 01 degrees 05 minutes 39 seconds West along the East line of said quarter-quarter section and also along the West line of Lot 211 in said shadow Oaks 2<sup>nd</sup> Sector as recorded in Map Book 33 on Page 149 in the Office of the Judge of Probate, Shelby County, Alabama for a distance of 449.98 feet to the Point of Beginning, said point being at the centerline of Shadow Oaks Way in said Shadow Oaks 2<sup>nd</sup> Sector, said point also being on a curve to the right having a central angle of 24 degrees 35 minutes 31 seconds a radius of 333.58 feet and a chord bearing of North 74 degrees 49 minutes 57 seconds West; thence run in a northwesterly direction along the arc of said curve for a distance of 143.18 feet to a point; thence run North 62 degrees 32 minutes 11 seconds West for a distance of 57.01 feet to a point on a curve to the left having a central angle of 16 degrees 32 minutes 27 seconds, a radius of 343.98 feet and a chord bearing of North 70 degrees 48 minutes 21 seconds West; thence run in a northwesterly direction along the arc of said curve for a distance of 99.31 feet to a point on a reverse curve to the right having a central angle of 31 degrees 05 minutes 37 seconds a radius of 365.02 feet and a chord bearing of North 63 degrees 31 minutes 50 seconds West; thence run in a northwesterly direction along the arc of said curve for a distance of 198.09 feet to a point; thence run North 47 degrees 59 minutes 02 seconds West for a distance of 98.13 feet to a point on a curve to the left having a central angle of 11 degrees 56 minutes 59 seconds, a radius of 473.38 feet and a chord bearing of North 53 degrees 57 minutes 31 seconds West; thence run in a northwesterly direction along the arc of said curve for a distance of 98.73 feet to a point; thence run North 59 degrees 56 minutes 01 second West for a distance of 74.25 feet to a point on a curve to the right having a central angle of 28 degrees 25 minutes 57 seconds, a radius of 337.88 feet and a chord bearing of North 45 degrees 43 minutes 03 seconds West; thence run in a northwesterly direction along the arc of said curve for a distance of 167.67 feet to the Point of Ending of said easement.



20200113000017170 2/3 \$268.00  
Shelby Cnty Judge of Probate, AL  
01/13/2020 01:26:56 PM FILED/CERT

## 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

Grantee's Name John H. Gerber

Mailing Address

209 Troy St.  
Tupelo, MS 38804

Mailing Address

Billie Kay Gerber

4552 Eagle Point Drive  
Birmingham, AL 35242

Property Address

3169 Shadow Oaks Way  
Wilsonville, AL 35186

Date of Sale January 10, 2020

Total Purchase Price \$240,000.00

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  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 of 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 January 07, 2020

Print Renasant Bank

Unattested

Sign

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

(verified by)



20200113000017170 3/3 \$268.00  
Shelby Cnty Judge of Probate, AL  
01/13/2020 01:26:56 PM FILED/CERT

Form RT-1