

20200709000286060
07/09/2020 03:44:30 PM
DEEDS 1/3

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Antonio Quintana Garcia

1055 Hwy 72
Pelham, AL 35124

**CORPORATION STATUTORY
WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Five Thousand Dollars and No Cents (\$105,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **RENASANT BANK**, a Mississippi banking corporation, successor by merger to **Merchants & Farmers Bank**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Antonio Quintana Garcia**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

Lots 12 and 13, according to the Survey of Valleydale Estates, as recorded in Map Book 4, Page 90, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

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

RENASANT BANK, A MISSISSIPPI BANKING
CORPORATION, SUCCESSOR BY MERGER TO
MERCHANTS & FARMERS BANK




By Kent Dees
First Vice President

State of MS

County of Lee

I, Debra Lynn Trantham, a Notary Public in and for said County in said State, hereby certify that Kent Dees as F.V.P. of RENASANT BANK, a Mississippi banking corporation, successor by merger to Merchants & Farmers Bank is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 10th day of July, 2020.


Notary Public, State of MS
Sept. 14, 2020
My Commission Expires: _____



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, a Mississippi banking corporation, successor by merger to Merchants & Farmers Bank	Grantee's Name	Antonio Quintana Garcia
Mailing Address	<u>209 Troy St</u> <u>Prichard MS 38884</u>	Mailing Address	<u>1055 Hwy 72</u> <u>Pelham AL 35124</u>
Property Address	<u>8728 Helena Road</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>July 10, 2020</u>
		Total Purchase Price	<u>\$105,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u></u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 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 July 07, 2020

Print RENASANT BANK, a Mississippi banking corporation, successor by merger to Merchants & Farmers Bank
Kent Dees

☒ Unattested

(verified by)

Sign

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/09/2020 03:44:30 PM
\$133.00 JESSICA
20200709000286060

Alvin S. Bevil