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09/17/2021 09:42:15 AM  
DEEDS 1/5

THIS INSTRUMENT PREPARED BY:  
Chuck Delorey  
Baker, Donelson, Bearman, Caldwell & Berkowitz  
420 North 20<sup>th</sup> Street, Suite 1400  
Birmingham, Alabama 35203-5202

Send Tax Notice To:  
Steve Issis  
2858 Pelham Parkway  
Pelham, Alabama 35124

STATE OF ALABAMA                    )  
  )  
COUNTY OF SHELBY            )

**STATUTORY WARRANTY DEED**

**THIS IS A STATUTORY WARRANTY DEED** executed and delivered this 16<sup>th</sup> day of September, 2021, by **FIRST HORIZON BANK**, a Tennessee banking corporation, successor-by-merger to IBERIABANK (hereinafter referred to as the “Grantor”), to **STEVE ISSIS** (hereinafter referred to as the “Grantee”).

**KNOW ALL PERSONS BY THESE PRESENTS:**

That in consideration of the sum of One Hundred and 00/100 Dollars (\$100.00) 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”);

**TOGETHER WITH** all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property, together with any reversionary interests therein.

This conveyance is subject to those matters set forth on Exhibit B attached hereto.

**TO HAVE AND TO HOLD**, to the said Grantee, its successors and assigns forever.

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

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:      Grantee's Name and Mailing Address:

First Horizon Bank  
165 Madison Avenue  
Memphis, Tennessee 38103  
Attn: Corporate Properties

Steve Issis  
2858 Pelham Parkway  
Pelham, Alabama 35124

Property Address:      2695 Pelham Parkway, Pelham, Alabama 35124

Purchase Price:      \$695,000.00

The Purchase Price of the Property can be verified by the Closing Statement.

[Signature appears on following page.]

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

**GRANTOR:**

**FIRST HORIZON BANK**

By: Jerry M Tapp  
Name: Jerry M Tapp  
Its: Vice President

STATE OF Tennessee )

Shelby COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jerry M. Tapp whose name as Vice President of **First Horizon Bank**, a Tennessee banking corporation, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, he/she, in his/her capacity as such Vice President and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

Given under my hand and seal this the 15<sup>th</sup> day of September, 2021.

Julie A. Whittle  
Notary Public

[NOTARIAL SEAL]

My Commission Expires: March 13, 2022



**EXHIBIT A**  
LEGAL DESCRIPTION

Lot 3B, according to a Resurvey of 3A and 4A of a Resurvey of Circle S Business Complex, as recorded in Map Book 33, Pages 73 and 95, in the Probate Office of Shelby County, Alabama.

**EXHIBIT B**  
**PERMITTED EXCEPTIONS**

1. All matters that would be shown by an accurate and complete survey of the Property.
2. Zoning ordinances and subdivisions regulations.
3. Taxes and assessments, whether general or special, and any lien arising therefrom, for the year 2021 and subsequent years, not yet due and payable.
4. Building and use restrictions and easements.
5. The rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.
6. Easements, or claims of easements, not recorded in the public records.
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Property, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the public records.
8. Any reappraisal, assessed value adjustment, and/or escape taxes which may become due by virtue of any action of the Office of the Tax Assessor, the Office of the Tax Collector, and/or the Board of Equalization.
9. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the public records.
10. All easements and restrictions of record, including but not limited to:
  - a. Permits to Alabama Power Company as recorded in Deed Book 101, Page 51; Deed Book 108, Page 378; Deed Book 131, Page 455; Deed Book 136, Page 297 and Real Book 223, Page 359, all in the Probate Office of Shelby County, Alabama.
  - b. Restrictions as recorded in Instrument#: 20040716000396050 and Instrument#: 20040716000396030, in the Probate Office of Shelby County, Alabama.
  - c. Right of way to Shelby County as recorded in Deed Book 102, Page 412, in the Probate Office of Shelby County, Alabama.
  - d. Building lines and easements as shown on recorded map.

Until October 12, 2021, no financial services institution shall be allowed to (i) conduct business on the Property, (ii) occupy the Property, (iii) solicit customers for bank branches located on the Property, (iv) advertise that bank branches will be located on the Property, (v) begin construction on the Property, (vi) install signage on the Property, or (vii) provide any indication of a business opening on the Property.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**09/17/2021 09:42:15 AM**  
**\$729.00 JOANN**  
**20210917000453520**

*Allen S. Bayl*