

Prepared By:

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Attorneys At Law
Post Office Box 2246
Dothan, Alabama 36302**

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **MidSouth Bank**, an Alabama banking corporation formerly known as **MidSouth Bank, N.A.** (herein referred to as a "Grantor"), does hereby grant, bargain, sell and convey unto **MSB Valleydale, LLC**, an Alabama limited liability company whose address is 2526 West Main Street Dothan, Alabama 36301 (herein referred to as "Grantee"), the following-described real estate, together with all improvements, if any, located thereon, situated in Shelby County, Alabama, to-wit:

Beginning at the Southeast corner of the SW ¼ of the SW ¼ of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama and run thence Westerly along the South line of said quarter-quarter section 368.17 feet to a point; Thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the right and run Northerly 393.49 feet to a point on the Southerly right of way line of Valleydale Road in a curve to the left having a central angle of 13 degrees 05 minutes 48 seconds and a radius of 1705.05 feet; thence turn 60 degrees 57 minutes 08 seconds right to chord and run Northeasterly along the arc of said curve an arc distance of 389.74 feet to a point; Thence turn 116 degrees 16 minutes 33 seconds right from a chord and run Southerly 582.98 feet to the point of beginning. Containing 3.93 acres and marked on each corner with a steel pin.

According to the unrecorded survey of Joseph A. Conn, Jr., LS No. 9043, dated July 29, 1993, and being the same property as described in that deed in Book 215, Page 157, in the Probate Office of Shelby County, Alabama.

AND SUBJECT TO:

1. Ad valorem taxes which may be due now or subsequent hereto.
2. All applicable zoning restrictions and subdivision restrictions.
3. Easements, restrictions (including but not limited to building restrictions), reservations, rights of way, and set back lines of record.
4. Mineral and mining rights not owned by Grantor.

Shelby County, AL 12/28/2023
State of Alabama
Deed Tax:\$1054.00



20231228000371430 2/3 \$1082.00
Shelby Cnty Judge of Probate, AL
12/28/2023 11:10:36 AM FILED/CERT

THE LEGAL DESCRIPTION CONTAINED IN THIS INSTRUMENT WAS FURNISHED TO THE SCRIVENER BY THE GRANTOR. THE SCRIVENER MAKES NO REPRESENTATION REGARDING (I) THE ACCURACY OF SAID LEGAL DESCRIPTION, (II) WHETHER SAID DESCRIPTION CLOSES, OR (III) THE STATUS OF TITLE TO THE SUBJECT PROPERTY.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

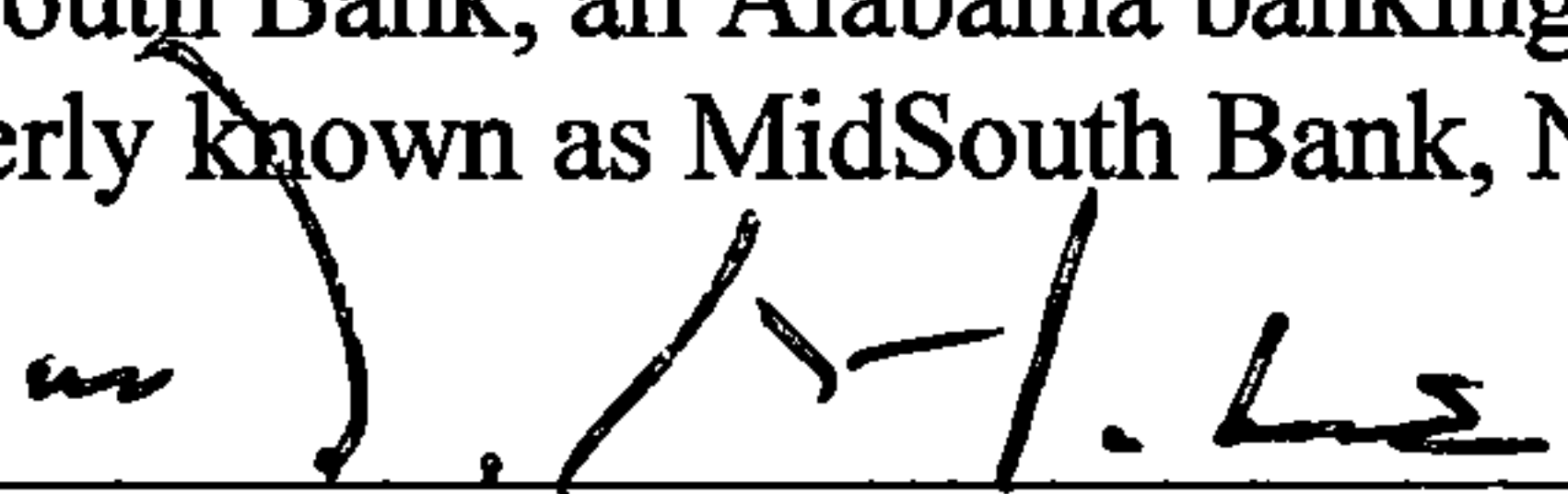
TO HAVE AND TO HOLD the aforegranted premises in fee simple to the said GRANTEE forever.

AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set its signature as of the 26th day of December, 2023.

GRANTOR:

MidSouth Bank, an Alabama banking corporation
formerly known as MidSouth Bank, N.A.


By: W. Davis Malone, III
Its: Chairman and CEO

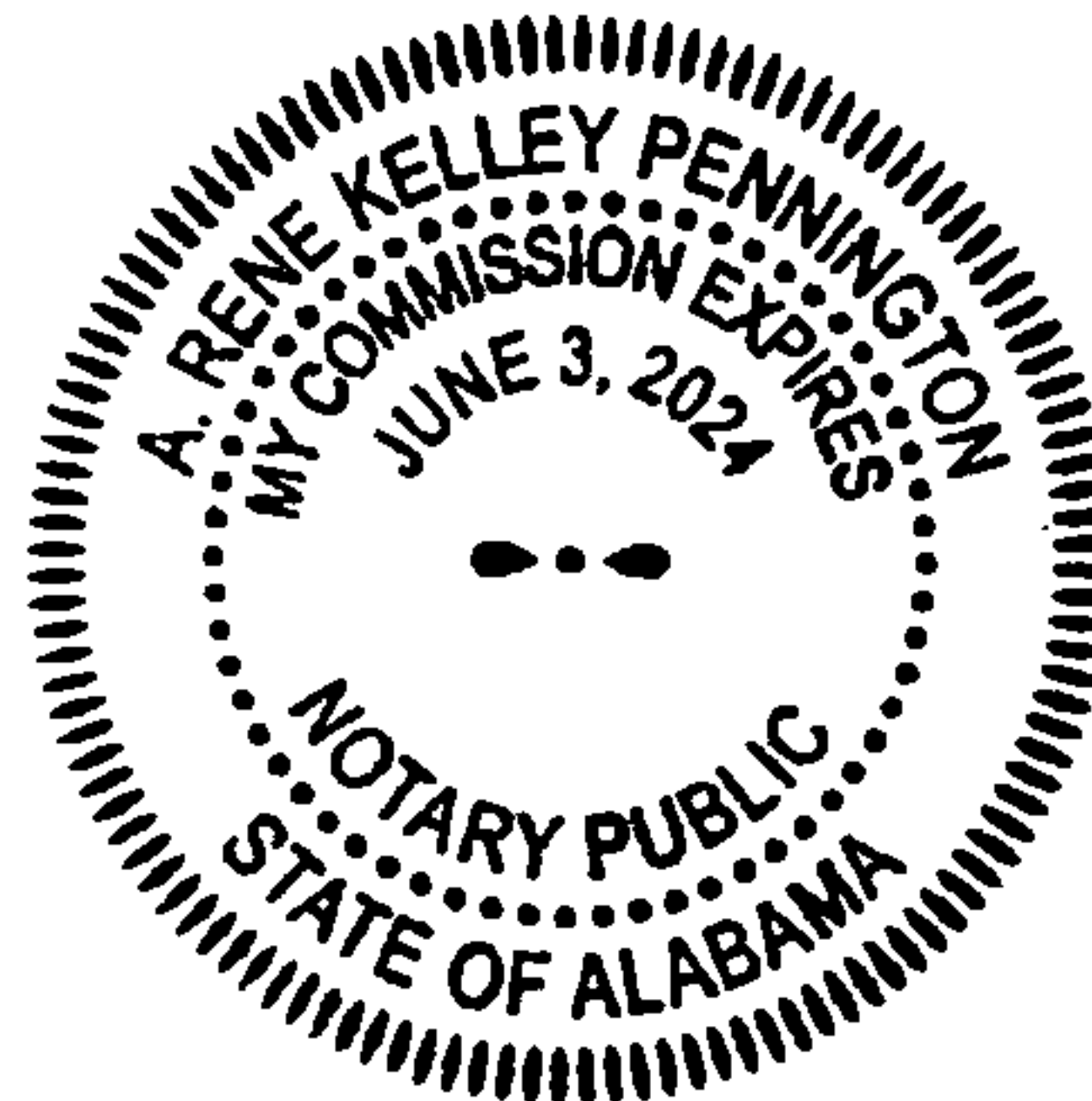
STATE OF ALABAMA)
)
HOUSTON COUNTY)

I, A. Rene Kelley Pennington, a Notary Public, in and for said County in said State, hereby certify that W. Davis Malone, III, in his capacity as Chairman and CEO of MidSouth Bank, an Alabama banking corporation formerly known as MidSouth Bank, N.A., whose name 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 officer and with full authority, executed the same as the act and deed of such corporation on the day the same bears date.

Given under my hand this 26th day of ~~November~~ December, 2023.

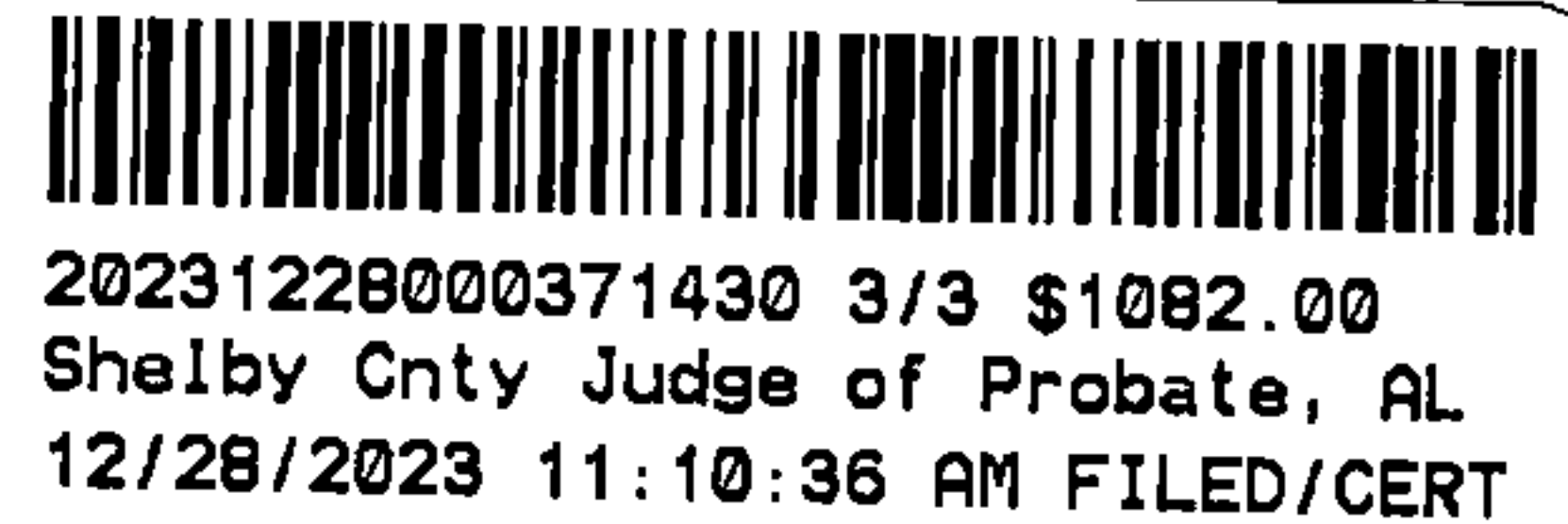
A. Rene Kelley Pennington
Notary Public

My Commission Expires: 6/3/2024



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name:	MidSouth Bank	Grantee's Name:	MSB Valleydale, LLC
Mailing Address:	2526 West Main Street Dothan, Alabama 36303	Mailing Address:	2526 West Main Street Dothan, Alabama 36303
Property Address:	2035 Valleydale Road Birmingham, Alabama 35244	Date of Sale:	December 26, 2023
		Total Purchase Price:	
		Or	
		Actual Value: \$1,053,930.00	
		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: Tax Appraised Value
☐ 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: December 26, 2023

Print: J. Vincent Edge

(verified by) Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1