

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:

Jimmy Mills
198 Old Hwy 25 E
Columbiana, AL 35051

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 20th day of December, 2023, by **RENASANT BANK**, a Mississippi banking corporation (hereinafter referred to as the "Grantor"), whose address is 209 Troy Street, Tupelo, MS 38804, 662-680-1346, to **JIMMY MILLS** (hereinafter referred to as the "Grantee"), whose address is 798 Old Hwy 25 E, Columbiana, AL 35051. The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee to Grantor at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipts and sufficiency of which is hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee, all that tract or parcel of land lying and being in the property being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD, said tract or parcel of land, together with any and all the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple, and

GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto Grantee, and the successors, legal representatives and assigns of Grantee, against only the claims of all persons whomsoever claiming by, through or under Grantor, subject to the matters set forth below and incorporated by reference.

THE conveyance made herein, however, is expressly made **FURTHER SUBJECT TO** the restrictions set forth as Exhibit "B" to this Statutory Warranty Deed.

GRANTEE ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS IN TITLE TO THE PROPERTY, HEREBY VOLUNTARILY AND KNOWINGLY WAIVES, RELEASES AND FOREVER DISCHARGES GRANTOR AND ITS SUCCESSORS AND ASSIGNS FROM AND AGAINST ANY AND ALL RIGHTS, CLAIMS, DEMANDS, CAUSES OF ACTION, PENALTIES, FINES, LIABILITIES, SETTLEMENTS, DAMAGES, COSTS OR EXPENSES OF WHATEVER KIND OR NATURE, EXISTING AND FUTURE, CONTENGETN OR OTHERWISE (INCLUDING ANY ACTION OR PROCEEDING BROUGHT OR THREATENED OR ORDERED BY ANY GOVERNMENTAL ENTITY) AT LAW OR IN EQUITY, WHETHER ARISING FROM CONTRACT, TORT, COMMON LAW, OR BY STATUTE, WHETHER MADE, SUFFERED OR INCURRED BY GRANTEE OR ANY OF ITS AGENTS, AFFILIATES, SUCCESSORS AND ASSIGNS AND WHETHER KNOWN OR UNKNOWN AT THE TIME OF THIS INSTRUMENT, WHICH GRANTEE HAS OR MAY HAVE IN THE FUTURE, ARISING OUT OF THE PROPERTY, THE PHYSICAL CONDITION OF THE PROPERTY, OR THE ENVIRONMENTAL CONDITION OF THE PROPERTY, INCLUDING WITHOUT LIMITATION, (I) ANY CLAIM FOR INDEMNIFICATION, CONTRIBUTION OR OTHERWISE ARISING UNDER ANY HAZARDOUS MATERIALS LAWS OR RELATING TO THE PRESENCE, MISUSE, USE, DISPOSAL, RELEASE OR THREATENED RELEASE OF ANY HAZARDOUS MATERIALS, CHEMICALS OR WASTES AT THE PROPERTY, (II) THE PRESENCE OR ABSENCE OF MOLD, SPORES, FUNGI, POLLEN OR OTHER BOTANICAL ALLERGENS AT THE PROPERTY, OR (III) ANY OTHER CAUSE OF ACTION BASED ON ANY OTHER STATE, LOCAL, OR FEDERAL HAZARDOUS MATERIALS LAW, RULE OR REGULATION, GRANTEE ACKNOWLEDGES AND AGREES THAT THE FOREGOING WAIVER, RELEASE AND DISCHARGE INCLUDES ALL CLAIMS AND MATTERS WHICH ARE UNKNOWN TO GRANTEE AS OF THE DATE OF THIS DEED. GRANTEE FURTHER ASSUMES THE RISK OF CHANGES IN ENVIRONMENTAL OR HAZARDOUS MATERIALS LAWS AS THEY MAY RELATE TO PAST, PRESENT, OR FUTURE ENVIRONMENTAL CONDITIONS AT OR ABOUT THE PROPERTY, AS WELL AS THE RISK THAT ADVERSE PHYSICAL CHARACTERISTICS AND CONDITIONS INCLUDING THE PRESENCE OF HAZARDOUS MATERIALS, MAY NOT HAVE BEEN REVEALED BY ITS INVESTIGATIONS. THE TERM AND CONDITIONS AS SET FORTH IN THIS PARAGRAPH ARE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON AND SHALL INURE TO THE BENEFIT OF GRANTOR AND GRANTEE, THEIR SUBSIDIARIES, AFFILIATES, HEIRS, SUCCESSORS AND ASSIGNS.

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
209 Troy Street
Tupelo, MS 38804

Grantee's Name and Mailing Address:

Jimmy Mills
198 Old Hwy 25 E
Columbiana, AL 35051

Property Address: 844 Highway 71, Shelby, Alabama 35143

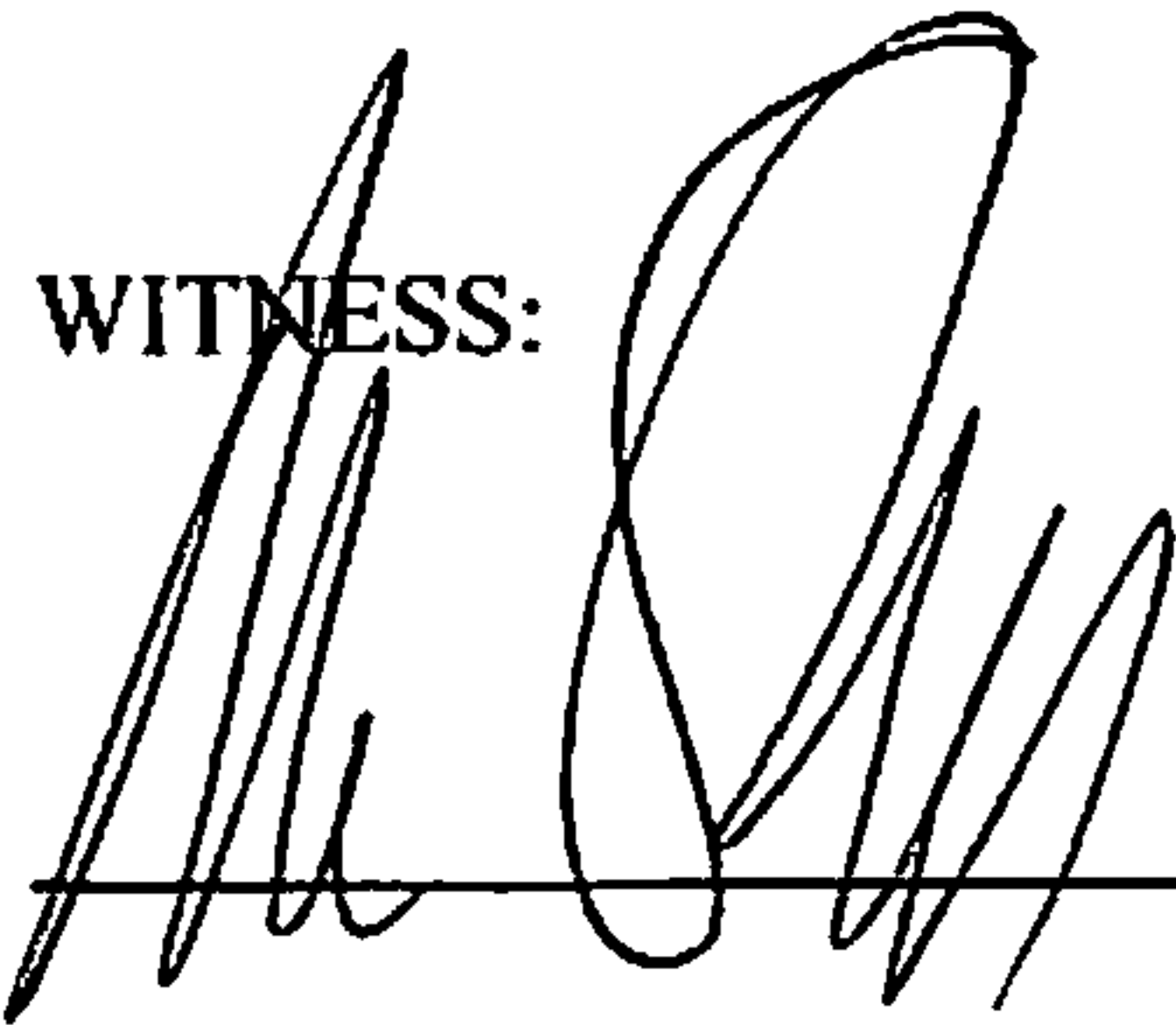
Sales Price: \$60,000.00

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

[Signature appears on following page]

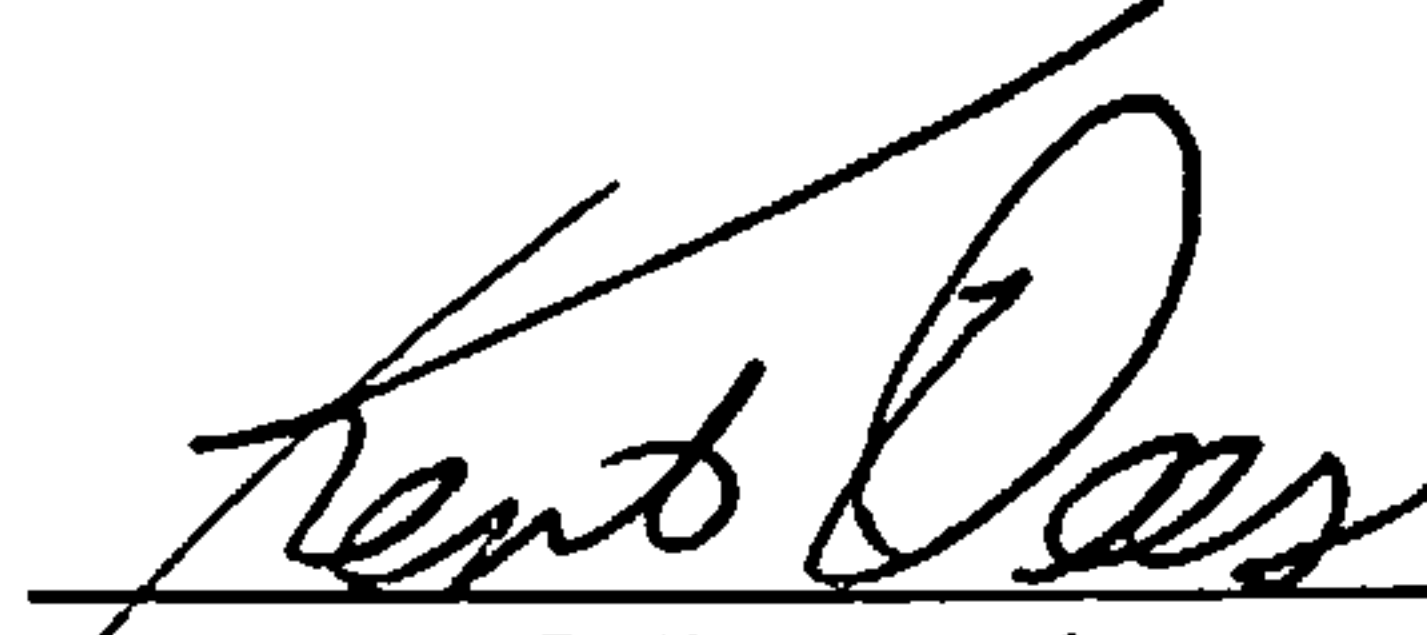
IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

WITNESS:



GRANTOR:

RENASANT BANK

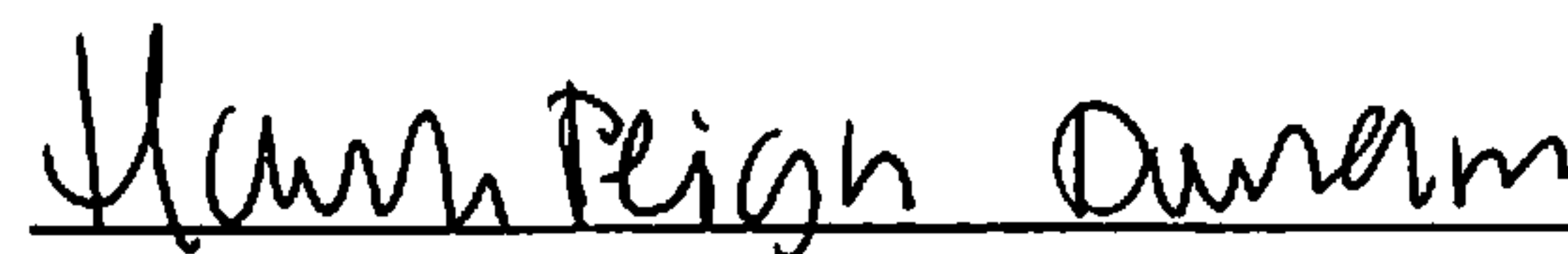


BY: KENT DEES
ITS: FIRST VICE PRESIDENT

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 20th day of December, 2023.



Notary Public

My Commission Expires: July 09, 2027

State of Mississippi Hannah Leigh Durham, Notary Public Lee County My Commission Expires July 09, 2027 Commission Number 358617

EXHIBIT "A"**LEGAL DESCRIPTION**

Commence at the Southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 24 North, Range 15 East, thence run West along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 363.00 feet; thence turn an angle of 91 degrees 02 minutes to the right; and run a distance of 364.97 feet to the point of beginning thence continue in the same direction a distance of 341.52 feet to a point on the South right of way line of Shelby County Highway #71; thence turn an angle of 107 degrees 23 minutes 31 seconds to the right and run South along said right of way a distance of 200.96 feet; thence run an angle of 92 degrees 48 minutes 29 seconds to the right and run a distance of 298.229 feet thence turn an angle of 68 degrees 44 minutes 45 seconds to the right and run a distance of 88.41 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 24 North Range 15 East, Shelby County Alabama.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Right or claims of parties in possession not shown by the Public Records.
2. Easements, or claims of easements, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. All taxes for the year 2024 and subsequent years, not yet due and payable.
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 Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. Grantor makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
8. Amounts related to any reappraisal, assessed value adjustment, current use adjustment, roll-back and/or escape taxes which may become due by the virtue of any action of the Office of the Revenue Commissioner which has jurisdiction over the property described in Exhibit "A".
9. Building setback lines, easements and other matters set forth on recorded plat of said subdivision, as applicable.
10. Any rights of redemption relative to that foreclosure deed to Renasant Bank from Peggy Joyce Pearson, Merchants and Farmers Bank NKA Renasant Bank dated 12/18/2023 and recorded with Shelby County Recording Office on 12/18/2023 as Instrument #20231218000362810.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/03/2024 09:37:40 AM
\$97.00 BRITTANI
20240103000000810

Allen S. Bayl