

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA

SHELBY
Shelby County

KNOW ALL MEN BY THESE PRESENTS,

699
That in consideration of ten dollars and other considerations

DOLLARS

to the undersigned grantor James H. Gentry and wife Mary E. Gentry

in hand paid by Frank Harold Gentry and wife Janice S. Gentry

the receipt whereof is acknowledged we the said James H. Gentry and wife Mary E. Gentry

do grant, bargain, sell and convey unto the said Frank Harold Gentry and wife Janice S. Gentry

as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land containing 4.03 acres, located in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 3, Township 22 South, Range 4 West, Shelby County, Alabama, described as follows Commence at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run South 01 degrees 48 minutes 19 seconds West along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section 264 feet to the point of beginning of this description; thence run North 88 degrees 20 minutes 05 seconds West 1322 feet to a point on the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run South 01 degrees 57 minutes, 09 seconds West 132.64 feet along said West boundary; thence run South 88 degree 20 minutes 03 seconds East 1322.36 feet to a point on the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ sect thence run North 01 degrees 48 minutes 19 seconds East 132.66 feet along said East bound to the point of beginning.

In the event of re-sale, the grantor of this instrument request that the above described property be sold only to the immediate family.



19810122000008020 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
01/22/1981 00:00:00 FILED/CERTIFIED

TO HAVE AND TO HOLD Unto the said Frank Harold Gentry and wife Janice S. Gentry

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances.

that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seal,

this 17th day of December, 1980.

WITNESSES:

James H. Gentry (Seal.)

Mary E. Gentry (Seal.)

(Seal.)

(Seal.)

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JOINT WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

TO

STATE OF ALABAMA
SHELBY County

19810122000008020 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
01/22/1981 00:00:00 FILED/CERTIFIED

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James H. Gentry and wife, Mary E. Gentry whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of December, 1980.

[Signature]
Notary Public.

BOOK 330 PAGE 522

STATE OF

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
1980 County 2 PH 2:02

Recd TAX .50
Dec 3.00
Jud 1.00
H 50

I, a Notary Public in and for said County, in said State, hereby certify that whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of

Notary Public