

This instrument prepared by:
John N. Randolph, Attorney
Strote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
James D. Gullette
Renda K. Gullette
1696 Monticello Drive
Birmingham, AL 35244

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00) to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Tracy Brett Gentry and wife, Dawn D. Gentry (herein referred to as grantors) do grant, bargain, sell and convey unto James D. Gullette and Renda K. Gullette (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Survey of Southpointe, Fifth Sector, as recorded in Map Book 13, page 120, in the Probate Office of SHELBY County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 50 foot building line as shown on recorded Map.
3. Restrictions as shown on recorded Map.
4. Restrictions and covenants appearing of record in Shelby Real 261, page 738, Shelby Real 298, page 893; and Shelby Real 298, page 930.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto.

\$204250.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 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, unless otherwise noted above; 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, I have hereunto set my hand and seal this 23rd of June, 2000.


Tracy Brett Gentry


IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29 of June, 2000.

x  (Seal)
Dawn D. Gentry

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tracy Brett Gentry, husband of Dawn D. Gentry, whose name 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of June, 2000.


Notary Public
Affix Seal

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dawn D. Gentry, wife of Tracy Brett Gentry, whose name 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of June, 2000.


Notary Public
Affix Seal

Commission Expires
5/15/201

Inst # 2000-22350

07/06/2000-22350
08:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NWS 19.50