


SEND TAX NOTICE TO:

Joan Cox Gentry
702-1st Ave. W
Alabaster, AL 35007

This Instrument was prepared by:

WILLIAM E. SWATEK*
ATTORNEY AT LAW
230 Bearden Road
Pelham, AL 35124


20180626000227670 1/3 \$74.00
Shelby Cnty Judge of Probate: AL
06/26/2018 02:19:24 PM FILED/CERT

Attorney makes no representations as to status of title or to matters which would be disclosed by a current survey

WARRANTY DEED WITH JOINT SURVIVORSHIP RESERVING LIFE ESTATE

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, I, **Joan Cox Gentry, a married woman, (hereinafter Grantor)**, hereby conveys all her right title and interest and claim in and to said property to **Joan Cox Gentry and Dillon Michael Robinson, (hereinafter Grantees)** as joint tenants with right of survivorship, EXCEPT TO the reservation stated below, the following described real property, situated in Shelby County, Alabama, viz:


Lots 11 and 12, in Block 3, according to Survey and Map made by H.W. Cannon, a registered surveyor and filed in the Probate Office of Shelby County, Alabama, on May 10, 1955, recorded in Map Book 3, Page 156, in said Probate Office; which said map is entitled "Alabaster Gardens" and being a subdivision of a part of the South half of SW1/4 of Section 35, Township 20, Range 3 West. Situated in the Town of Alabaster, Shelby County, Alabama.

EXCEPT as to the above described property, I reserve to myself, the right to use and occupy the same so long as I shall live.

****Joan Cox Gentry is one and the same person as Gracie Joan Cox in that Quitclaim Deed dated April 25, 1994, and recorded on 5/2/1994 in instrument no. 1994-14212****

TO HAVE AND TO HOLD to said GRANTEES forever.


Given under my hand and seal, this 3rd day of April, 2018.

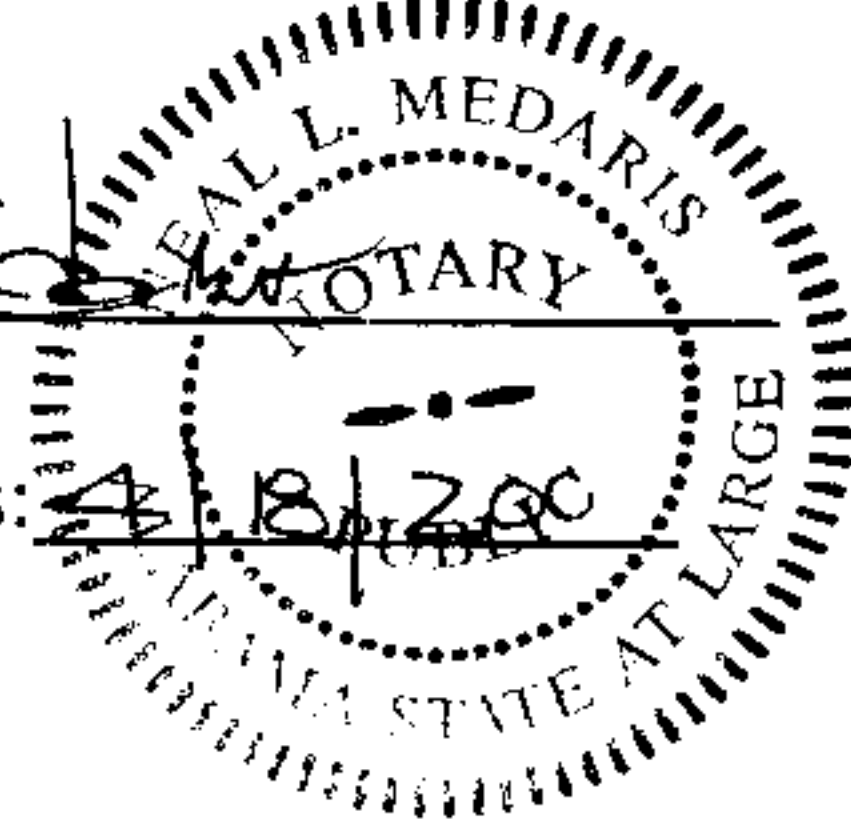
 (SEAL)
JOAN COX GENTRY

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JOAN COX GENTRY** 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand this 3rd day of April, 2018.


Notary Public
My Commission Expires: 4/18/2020



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name JOAN GENTRY
Mailing Address 702 1ST AVENUE WEST
ALABASTER, AL 35007

Grantee's Name JOAN GENTRY & DILLON ROBINSON
Mailing Address 702 1ST AVENUE WEST
ALABASTER, AL 35007

Property Address 702 1ST AVENUE WEST
ALABASTER, ALABAMA 35007

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 53,000.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other SC TAX ASSESSOR (1/2 INTEREST)

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 4/23/18

Print WILLIAM E. SWATEK

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1