

This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

20190402000104270 1/2 \$48.50
Shelby Cnty Judge of Probate, AL
04/02/2019 09:55:53 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **TWENTY SEVEN THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS (\$27,500.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Real Value, LLC**, hereby remises, releases, quit claims, grants, sells, and conveys to **(AS TO LOT 1) E&R Properties, LLC (as to the North 132.66 feet thereof) and Eddie Raymon Gentry and Robin L. Gentry (as to the balance) (AS TO LOT 2) Eddie Raymon Gentry and Robin L. Gentry (as to the South 61.64 feet) and Perry Don Barron and Diane Motley Barron (as to the remainder)** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lots 1 & 2, according to the survey of Eddie Gentry Family Subdivision, as recorded in Map Book 47, Page 72, in the Probate Office of Shelby County, Alabama.

The above described property constitutes no part of the homestead of the Grantor.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 25th day of March, 2019.

REAL VALUE, LLC.

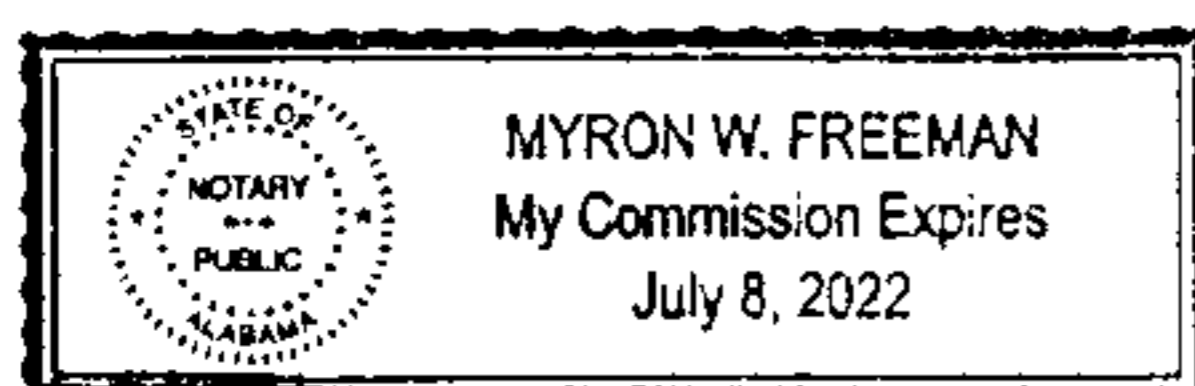
Richard L. Brown
Richard L. Brown
Managing Member

Shelby County, AL 04/02/2019
State of Alabama
Deed Tax: \$27.50

STATE OF ALABAMA
COUNTY OF SHELBY

I, Myron W. Freeman, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Richard L. Brown as Managing Member of REAL VALUE, LLC**, whose name(s) is/are 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of March, 2019.



[Signature]
Notary Public
My Commission Expires: 7-8-2022

Real Estate Sales Validation Form

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

Grantor's Name Real Value LLC
Mailing Address 1855 Smokey Rd.
Alabaster AL
35007

Grantee's Name Eddie Gentry
Mailing Address 1904 Holmes Ave
Foley AL 36535

Property Address 0 Rose Lane
Montevallo AL

Date of Sale 3/25/19
Total Purchase Price \$ 27,500.00
or
Actual Value \$ _____
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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other

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 _____

Print Mike Tatchison

☐ Unattested _____

Sign Mike Tatchison

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1