

This instrument was prepared by

Sandy F. Johnson

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Shelby Cnty Judge of Probate, AL  
10/15/2007 02:19:22PM FILED/CERT

Attorney at Law

P.O. Box 23

Montevallo, AL 35115 (205)665-7660

Send Tax Notice to: Jarod L. Gentry and

(Name) Angela Gentry

(Address) 2300 Highway 19  
Montevallo, AL 35115

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED SEVENTY THOUSAND DOLLARS AND 00/100 (\$170,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

**REGINA BUTERA, an unmarried woman and ROSA L. BUTERA, an unmarried woman**

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

**JAROD L. GENTRY and ANGELA GENTRY**

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

Commence at the Southeast corner of Lot 8 of Storr's & Troy's Addition to the Town of Montevallo, according to the survey and map recorded in Map Book 3, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama and run thence South 58 degrees 42 minutes 36 seconds West along the South line of said Lot 8 a distance of 86.37 feet to a set rebar corner and the point of beginning of the property being described; thence continue last described course a distance of 82.63 feet to a set rebar corner; thence run North 31 degrees 45 minutes 30 seconds West along an existing fence line a distance of 158.12 feet to a found rebar corner on the Southerly margin of Main Street in the Town of Montevallo, Alabama; thence run North 58 degrees 10 minutes 35 seconds East along said margin of said Main Street a distance of 82.41 feet to a set rebar corner; thence run South 31 degrees 50 minutes 13 seconds East a distance of 158.89 feet to the point of beginning.

According to the survey of S. M. Allen, Alabama Licensed PLS #12944, dated September 25, 2003.

Situated in Shelby County, Alabama.

**SUBJECT TO:**

- Those taxes and special assessments which become due and payable subsequent to effective date.
- Restrictions, reservations, agreements, covenants, conditions, easements, set back lines, right of ways, and limitations shown of record.
- Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 12<sup>th</sup> day of October, 2007.

Regina Butera  
REGINA BUTERA

Rosa L. Butera  
ROSA L. BUTERA

STATE OF ALABAMA )  
SHELBY COUNTY )

Shelby County, AL 10/15/2007  
State of Alabama

Deed Tax: \$170.00

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Regina Butera and Rosa L. Butera**, 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 the 12<sup>th</sup> day of October, 2007.

Sandy F. Johnson  
Notary Public  
My Commission Expires: 2/13/2011