

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNN GATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Adam Daniel Gentry
Kristie Schavey Gentry
3101 Harwick Drive
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
JEFFERSON COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred ninety one thousand, ten and 00/100 (\$291,010.00) Dollars (of which amount \$232,808.00 is paid from the proceeds of a purchase money mortgage executed and recorded simultaneously herewith) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Leah Bishop fka Leah B. Rackley, a single woman, and John Lawrence Rackley, by his attorney in fact, Leah Bishop fka Leah B. Rackley, a single man (herein referred to as grantors) do grant, bargain, sell and convey unto Adam Daniel Gentry and wife, Kristie Schavey Gentry (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 6, according to the Survey of Altadena Woods, 3rd Sector, as recorded in Map Book 11, Page 7, in the Probate Office of Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record.

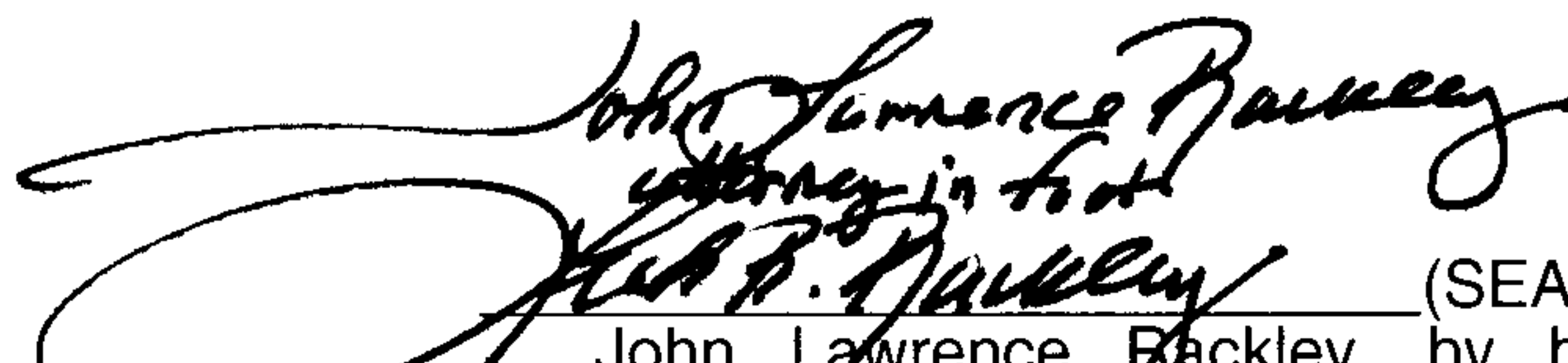
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this July 31, 2012.

 (SEAL)
Leah Bishop fka Leah B. Rackley

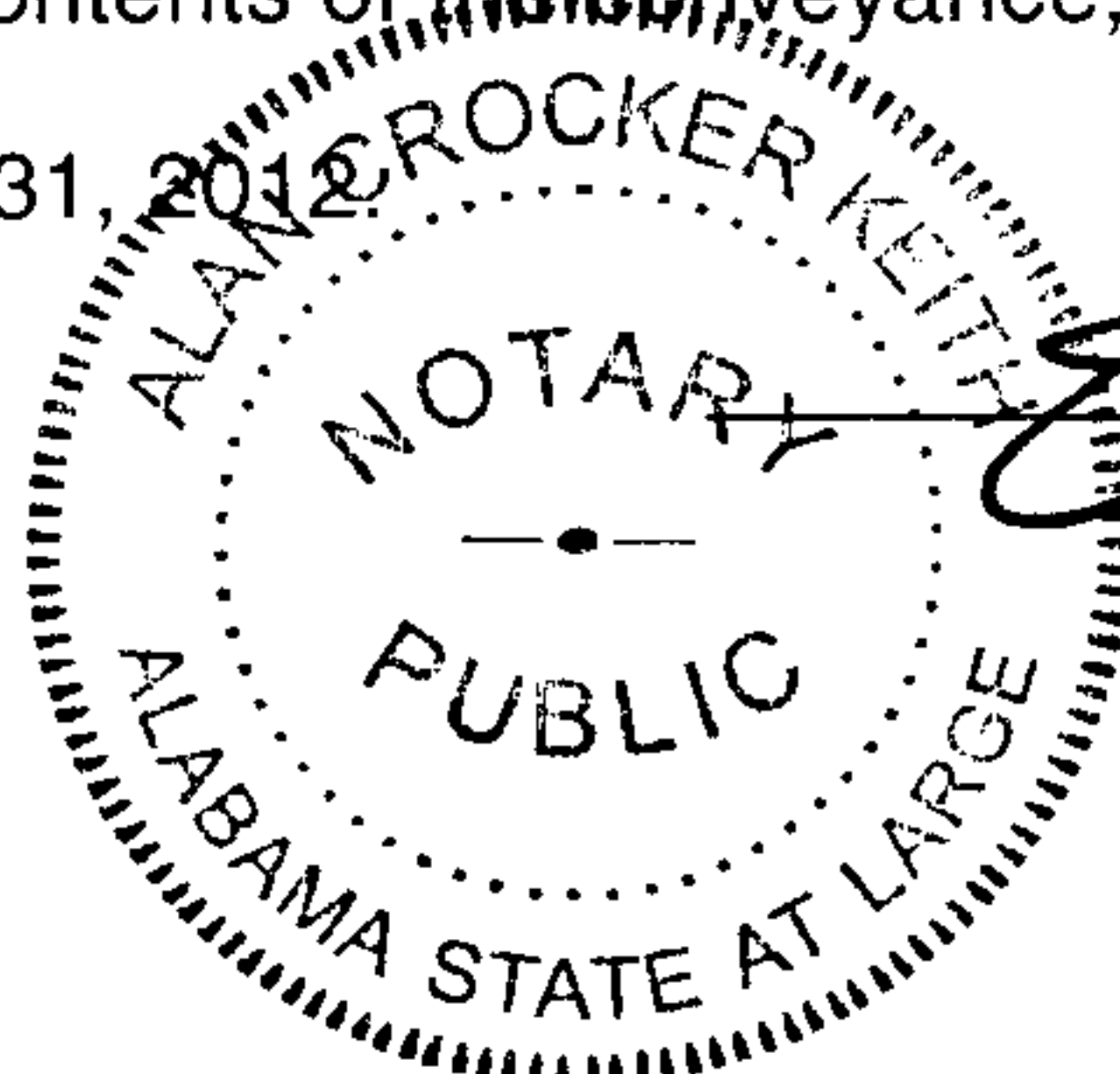
 (SEAL)
John Lawrence Rackley, by his
attorney in fact, Leah Bishop fka
Leah B. Rackley

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leah Bishop fka Leah B. Rackley a single woman, whose name(s) 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 on July 31, 2012.

My commission expires: 3/20/16



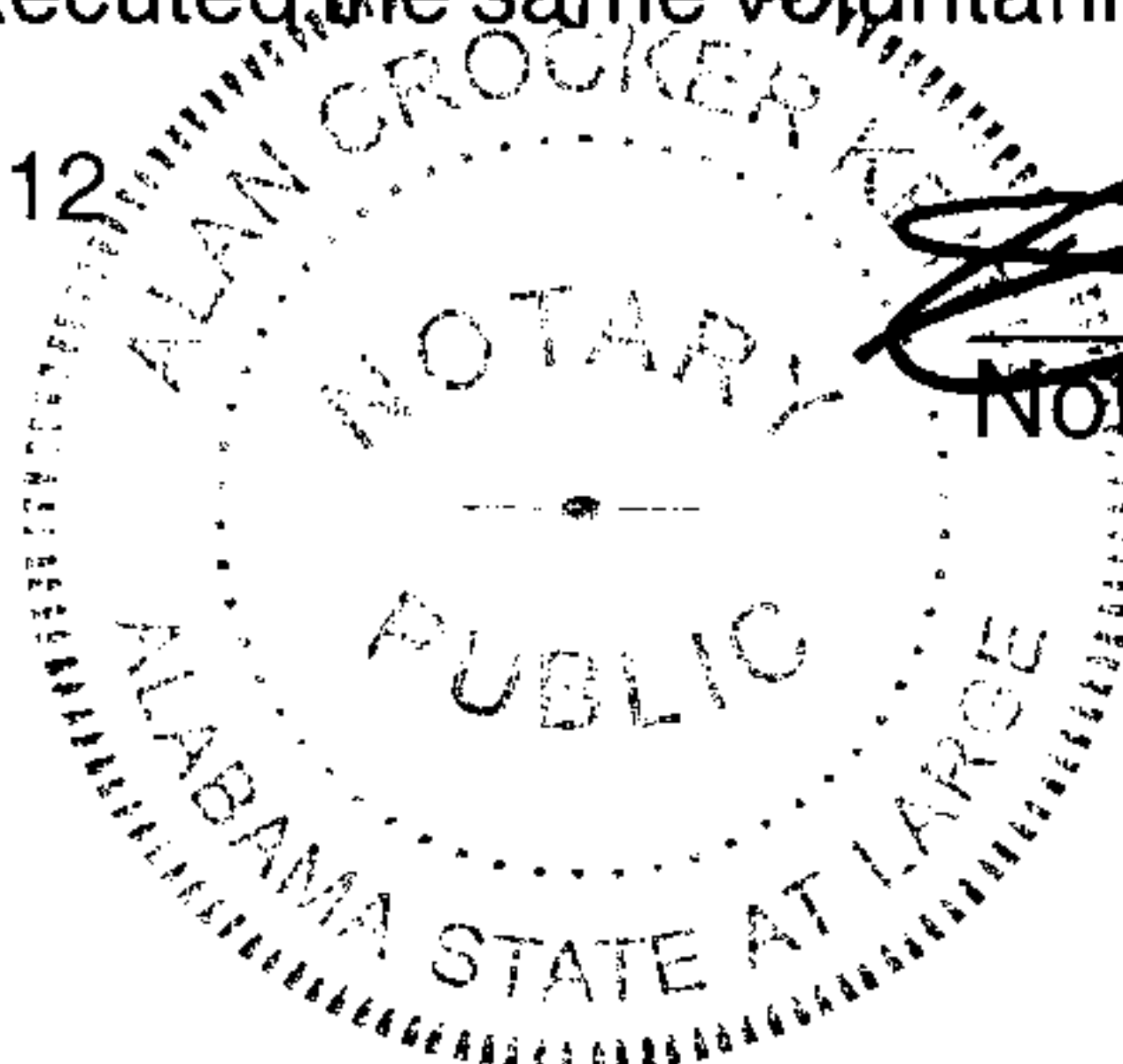
NOTARY PUBLIC

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that Leah Bishop fka Leah Rackley, whose name as Attorney-in-Fact for John Lawrence Rackley, a single person, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she in her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the July 31, 2012.

My commission expires: 3/20/16



Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Leah Rackley
Mailing Address 149 Kings Crest Ln.
Pelham, AL 35124

Grantee's Name Adam & Kristie Gentry
Mailing Address 3101 Harwick Dr
Bham AL 35242

Property Address 3101 Harwick Dr
Bham AL 35242

Date of Sale 7/31/12
Total Purchase Price \$ 291,010.00

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 7/31/12

Print Leah Rackley

☐ Unattested



(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one



20120802000282040 2/2 \$74.50
Shelby Cnty Judge of Probate, AL
08/02/2012 11:26:20 AM FILED/CERT

Form RT-1