

This instrument was prepared by

Mitchell A. Spears, Attorney at Law

P.O. Box 119

205/665-5102

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Montevallo, AL 35115-0091

Send Tax Notice to: (Address)

Christopher Patrick White

727 Middle Street

Montevallo, AL 35115

Warranty Deed

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY THOUSAND and 00/100 Dollars (\$50,000.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, JAROD GENTRY and wife, ANGELIA K. GENTRY, whose address is 2300 Highway 119, Montevallo, Alabama 35115 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto CHRISTOPHER PATRICK WHITE, whose address is 727 Middle Street, Montevallo, Alabama 35115 (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Begin 150 feet North from the intersection of the North line of Main Street and the West line of Middle Street; thence run South along said Middle Street 25 feet; thence run West and parallel with Main Street 46 feet 6 inches; run thence North and parallel with Middle Street 25 feet; run thence East and parallel with Main Street 46 feet and 6 inches to the point of beginning; said land being a part of Block 16, Lot 21, in the Original Plat of the Town of Montevallo, Shelby County, Alabama.

SUBJECT TO:

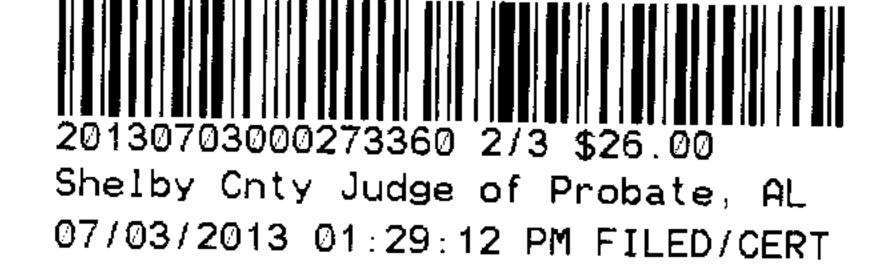
- -Property taxes for 2013 and subsequent years.
- -Permits, easements and rights of way of record.
- -Title to mineral and mining rights and privileges belonging thereto.
- -Easement to Montevallo Water & Sewer recorded in Inst. No. 2006-43122.
- -PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF CENTRAL STATE BANK IN THE SUM OF \$42,490.00.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this
TATE OF ALABAMA) OUNTY OF SHELBY)
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby ertify that JAROD GENTRY and ANGELIA K. GENTRY , whose names are signed to the pregoing conveyance, and who are known to me, acknowledged before me on this day that, being aformed of the contents of the conveyance, they executed same voluntarily on the day the same ears date.
Given under my hand and official seal this 3 rd day of July, 2013.

Notary Public
My commission expires:



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

Grantor's Name <u>Jarod Gentry</u> Mailing Address <u>2300 Hwy. 119</u>	Grantee's Name Christopher Patrick White Mailing Address 727 Middle Street Montevallo, AL 35115
Montevallo, AL 35115	<u>IVIOITEVANO, AL OUTTO</u>
Property Address 727 Middle Street Montevallo Shelby County, Alabama Or	Date of Sale
The purchase price or actual value claimed on this form one) (Recordation of documentary evidence is not requi	can be verified in the following documentary evidence: (check red)
Bill of SaleSales ContractXClosing Statement	Appraisal Other
If the conveyance document presented for recordation of this form is not required.	contains all of the required information referenced above, the filing
	Instructions
Grantor's name and mailing address – provide the name of the mailing address.	e person or persons conveying interest to property and their current
Grantee's name and mailing address – provide the name of th	e 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 of	conveyed.
Total purchase price – the total amount paid for the purchase offered for record.	of the property, both real and personal, being conveyed by the instrument
	the property, both real and personal, being conveyed by the instrument aducted by a licensed appraiser or the assessor's current market value.
the property as determined by the local official charged with the and the taxpayer will be penalized pursuant to <u>Code of Alabar</u> attest, to the best of my knowledge and belief that the informations.	current estimate of fair market value, excluding current use valuation, of le responsibility of valuing property for property tax purposes will be used ma 1975 § 40-22-1 (h). ation contained in this document is true and accurate. I further y result in the imposition of the penalty indicated in Code of Alabama
	PrintJarod Gentry
Verified by: Mitchell A. Spears	Sign(Grantor/Ørantee/Owner/Agent) circle one
STATE OF ALABAMA) COUNT OF SHELBY)	
Sworn to and subscribed before me this the	day of July, 2013.
20130703000273360 3/3 \$26.00 20130703000273360 of Probate, AL Shelby Cnty Judge of Probate, AL 07/03/2013 01:29:12 PM FILED/CERT	Notary Public My commission expires: 8/1-3/13