

20130703000273360 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
07/03/2013 01:29:12 PM FILED/CERT

This instrument was prepared by

Mitchell A. Spears, Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

Christopher Patrick White

(Address)

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.

Shelby County, AL 07/03/2013
State of Alabama
Deed Tax: \$8.00

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 3rd
day of July, 2013.


JAROD GENTRY


ANGELIA K. GENTRY

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that **JAROD GENTRY and ANGELIA K. GENTRY**, 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 same voluntarily on the day the same
bears date.

Given under my hand and official seal this 3rd day of July, 2013.


Notary Public

My commission expires: 8/13/13



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Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Jarod Gentry
Mailing Address 2300 Hwy. 119
Montevallo, AL 35115

Grantee's Name Christopher Patrick White
Mailing Address 727 Middle Street
Montevallo, AL 35115

Property Address 727 Middle Street
Montevallo
Shelby County, Alabama Or

Date of Sale July 3, 2013
Total Purchase Price \$ 50,000.00

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).


Print Jarod Gentry

Verified by: Mitchell A. Spears

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA)
COUNT OF SHELBY)

Sworn to and subscribed before me this the 3rd day of July, 2013.


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[Signature]
Notary Public
My commission expires: 8/13/13