

**This instrument prepared by:**  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

**SEND TAX NOTICE TO:**  
Torrey O. Gentry and Cathy J. Gentry  
344 Lane Park Trail  
Maylene, AL 35114

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

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20140728000230720

07/28/2014 11:25:42 AM

DEEDS 1/2

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of Two Hundred Fifteen Thousand And No/100 Dollars (\$215,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Jacob Brandon Contorno and wife, Angela Contorno (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Torrey O. Gentry and Cathy J. Gentry (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 544A, according to the Resurvey of Lots 543 ad 544, Grande View Estates, Givianpour Addition to Alabaster, 5th Addition as recorded in Map Book 27, page 80, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

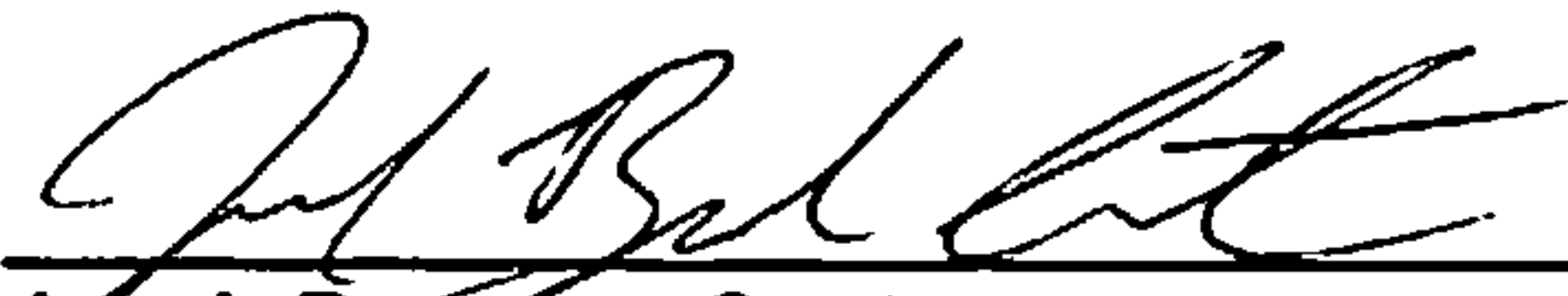
Two Hundred Eight Thousand Five Hundred Fifty And No/100 Dollars (\$208,550.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

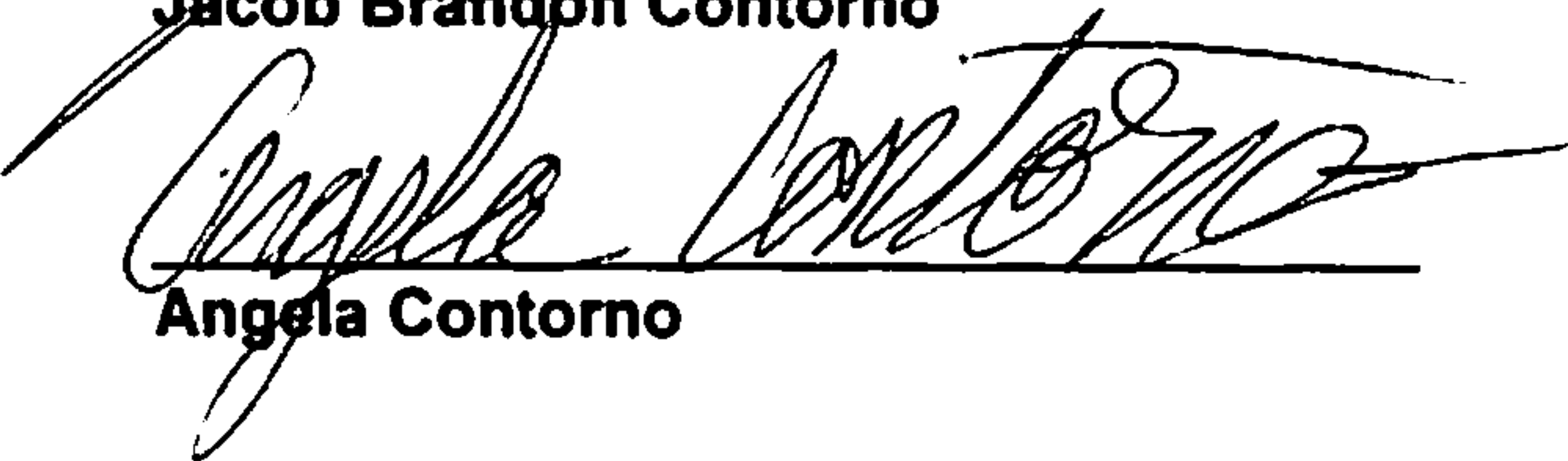
Six Thousand Four Hundred Fifty And No/100 Dollars (\$6,450.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF,** the undersigned have hereunto set our hands and seals on July 18, 2014.

  
Jacob Brandon Contorno

  
Angela Contorno

STATE OF ALABAMA

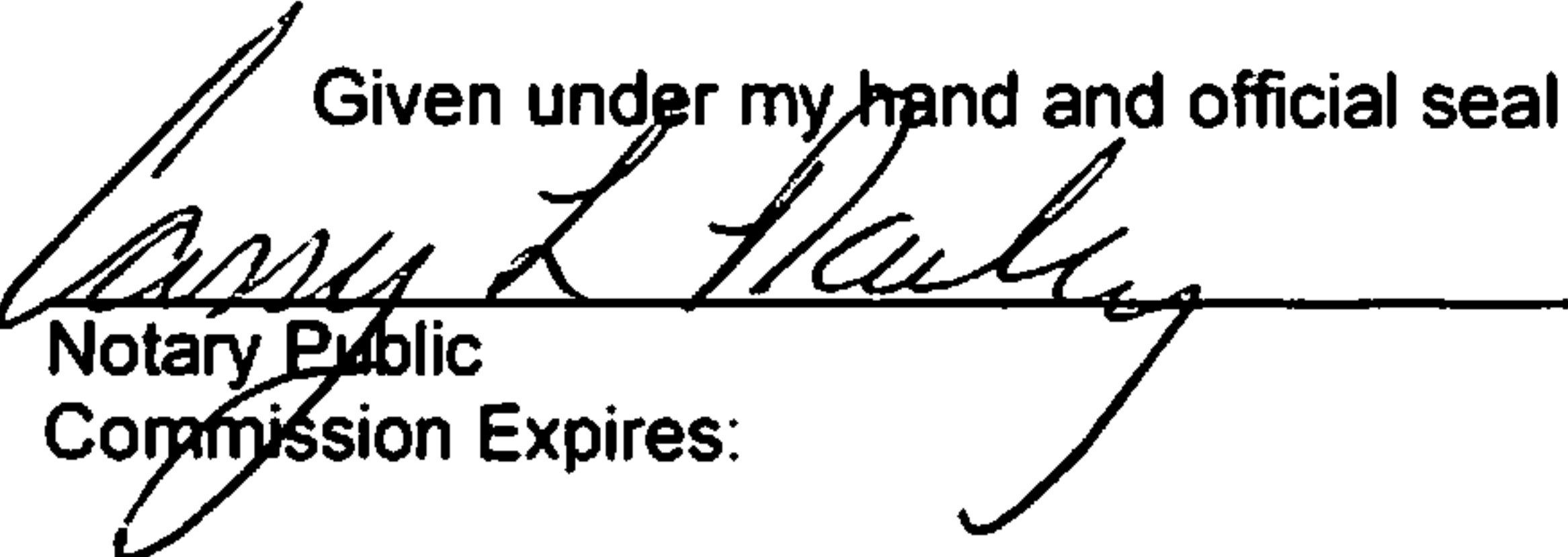
SHELBY COUNTY

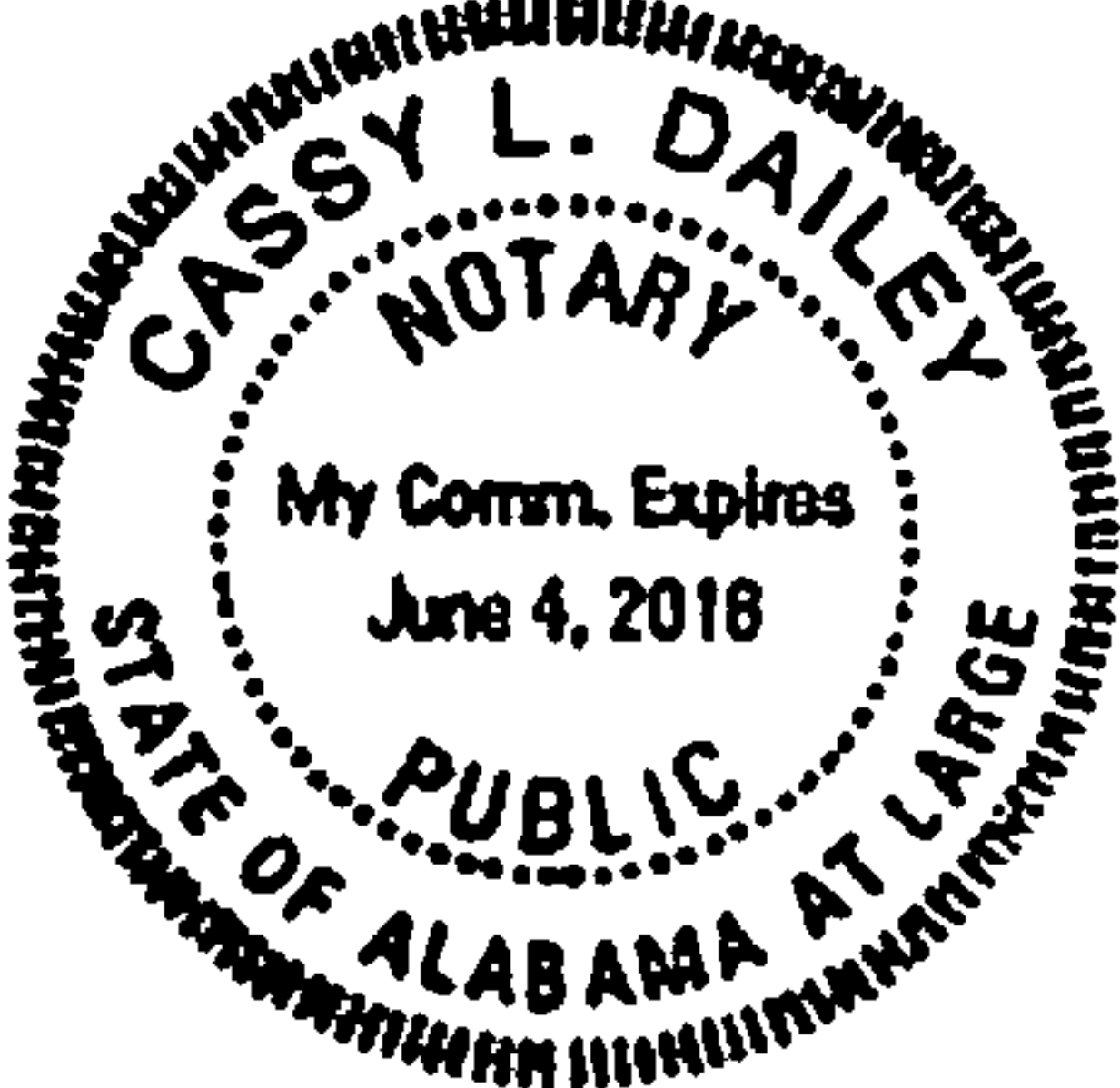
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jacob Brandon Contorno and Angela Contorno, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same on the day same bears date.

Given under my hand and official seal on the 18th day of July, 2014.

  
Notary Public  
Commission Expires:



Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jacob Brandon Contorno

Grantee's Name Torrey O. Gentry and Cathy J. Gentry

Mailing Address 344 Lane Park Trail  
Maylene, AL 35114

Mailing Address 344 Lane Park Trail  
Maylene AL 35114

Property Address 344 Lane Park Trail  
Maylene, AL 35114

Date of Sale July 18, 2014

Total Purchase Price \$215,000.00

or

Actual Value

\$ \_\_\_\_\_

or

Assessor's Market Value

\$ \_\_\_\_\_

20140728000230720 07/28/2014

11:25:42 AM DEEDS 2/2

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 - Jacob Brandon Contorno, 344 Lane Park Trail, Maylene, AL 35114.

Grantee's name and mailing address - Torrey O. Gentry and Cathy J. Gentry, . .

Property address - 344 Lane Park Trail, Maylene, AL 35114

Date of Sale - July 18, 2014.

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: July 18, 2014

Sign

Cathy J. Gentry  
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/28/2014 11:25:42 AM  
\$18.00 CHERRY  
20140728000230720

James W. Fuhrmeister