

INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION



20151110000389900 1/3 \$101.00
Shelby Cnty Judge of Probate, AL
11/10/2015 08:37:23 AM FILED/CERT

This instrument was prepared by
Mitchell A. Spears
Attorney at Law
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:
(Name) Barbara Ann Gentry
(Address) 7037 Hwy 10
Montevallo AL 35115

MINIMUM VALUE: \$81,000.00

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) and other good and valuable consideration** to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I or we, **Barbara Ann Gentry, a widow who has not remarried** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Katrina Gentry Burton and Karman Gentry Dailey, as tenants in common** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

A part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 3, Township 22 South, Range 4 West more particularly described as follows: Commencing at the SW corner of said forty and run North 86 degrees 23 minutes East along South line a distance of 233 feet to point of beginning of lot herein described; thence North 3 degrees 47 minutes West and parallel with West side of said forty a distance of 608 feet to South side of Aldrich-Boothton public road; thence along South side of said road North 87 degrees 55 minutes East 177 feet; thence continue along South side of said road South 78 degrees 37 minutes East 118 feet; thence run South 3 degrees 47 minutes East and parallel with West line of said forty 573 feet to South line of said forty; thence along same, South 86 degrees 23 minutes West a distance of 291 feet to point of beginning, except highway right of way.

LESS AND EXCEPT: A part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 22 South, Range 4 West, more particularly described as follows: Commencing at the Southwest corner of said forty-forty and run North 86 degrees, 23 minutes East along the South line a distance of 233 feet; thence North 3 degrees, 47 minutes West and parallel with the West side of said forty a distance of 608 feet to the South side of the Aldrich-Boothton public road; thence along the South side of said road North 87 degrees, 55 minutes East for 177 feet to the point of beginning; thence continue along the South side of said road South 78 degrees, 37 minutes East for 118 feet; thence run South 3 degrees, 47 minutes East and parallel with the West line of said forty for 100 feet; thence 90 degrees right and run Westerly for 118 feet; thence right at a 90 degree angle for 100 feet more or less, to the point of beginning.

SUBJECT TO: This conveyance is subject to a life estate interest reserved by Grantor, Barbara Ann Gentry, for and during her own life.

Source of Title: Deed Book 254 Page 276, recorded September 1, 1989, less and except Instrument No. 1998-43457, recorded November 4, 1998.

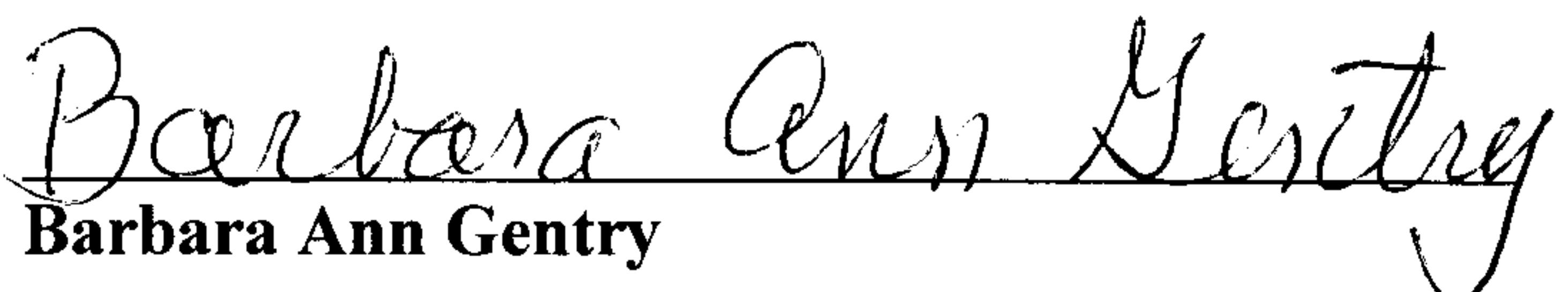
Grantor, Barbara Ann Gentry, is the surviving Grantee upon the source of title first referenced above, the other Grantee, Teddy Wayne Gentry, having deceased on October 1, 2015.

Source of Title: Instrument Number: 1998-43457
Deed Book 254 Page 276 dated September 1, 1989.

TO HAVE AND TO HOLD, to the said GRANTEES, 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 grantee, his, her or its 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 its heirs and assigns forever, against the lawful claims of all persons.

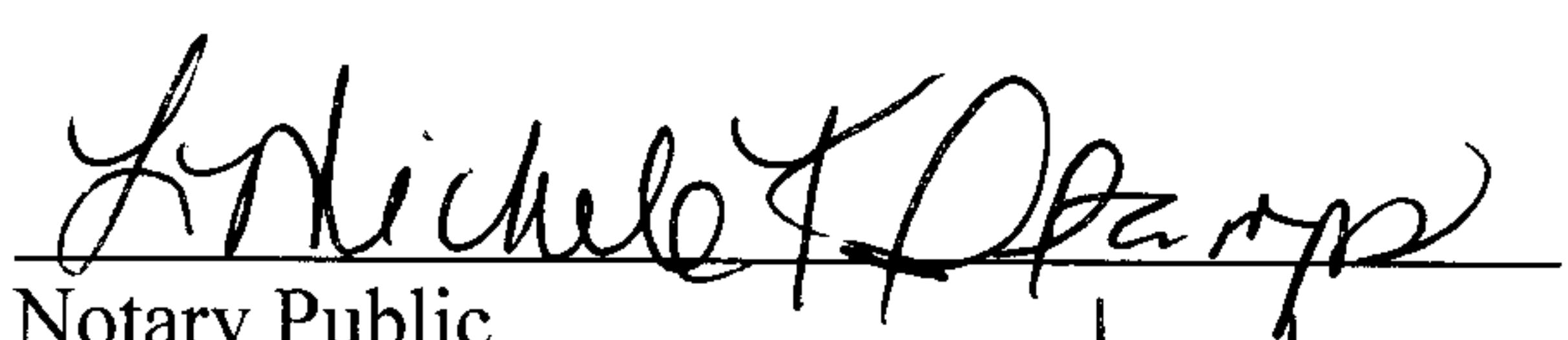
9/12 IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 9/12 day of November, 2015.

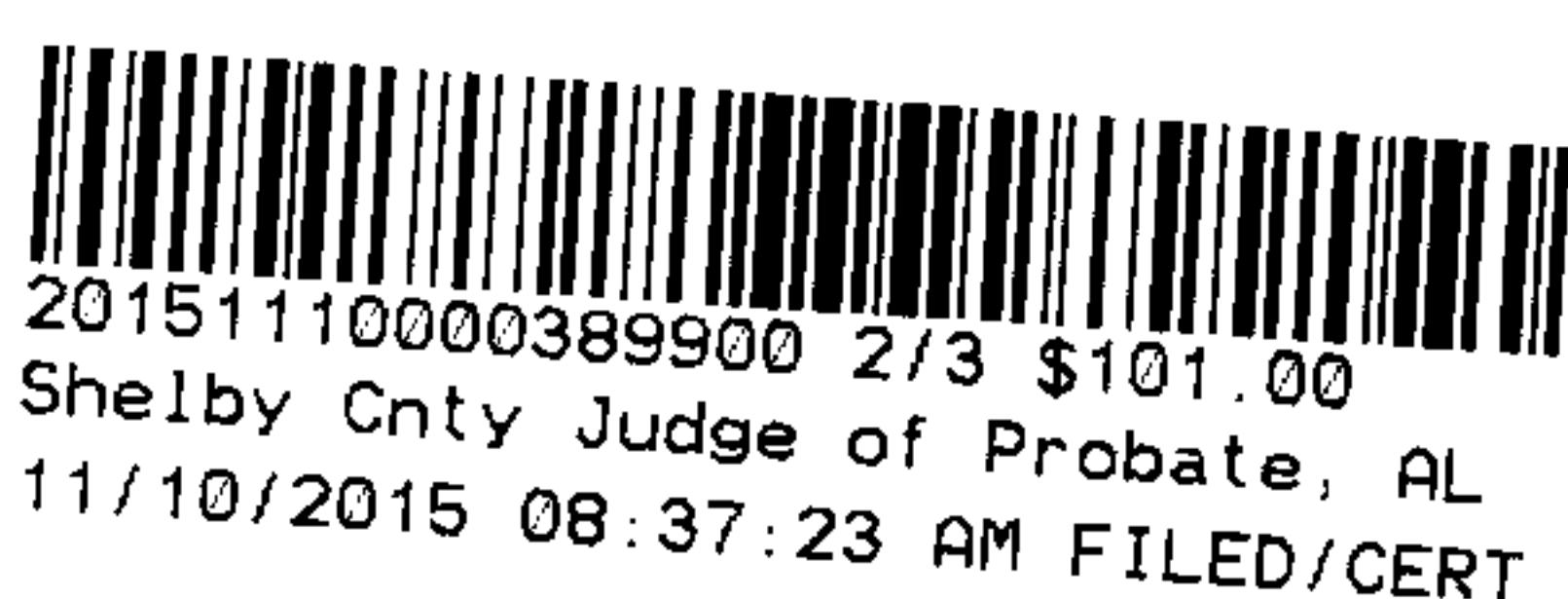

Barbara Ann Gentry

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Barbara Ann Gentry** whose name, 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 that same bears date.

Given under my hand and official seal, this the 9/12 day of November, 2015.


Notary Public
My Commission Expires: 5/18/19



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 Barbara Ann Gentry
Mailing Address 7037 Hwy 10
Montevallo AL 35115

Grantee's Name Barbara Ann Gentry
Mailing Address 7037 Hwy 10
Montevallo AL 35115

Property Address 7037 Hwy 10
Montevallo AL 35115

Date: 11-09-15
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessor's Market Value \$81,000.00

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
 X Other Tax Assessment Records

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).

Sign Barbara Ann Gentry
Barbara Ann Gentry, Grantor

