

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Brooke Gentry
5062 County Road 82
Wedowee, AL 36278

WARRANTY DEED


20160408000116710 1/2 \$58.00
Shelby Cnty Judge of Probate, AL
04/08/2016 04:07:30 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten and no/00 (\$10.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Scott Eugene Gentry and Christopher James Gentry, as Personal Representatives of the Estate of Carrie Elaine Gentry, deceased, Case No. PR-2012-000305, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Brooke Gentry, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 1 and 2, according to the Survey of the Gentry Family Subdivision, as recorded in Map Book 45, Page 66, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Also, a non-exclusive easement for access, and to maintain, repair, transport, and otherwise use an existing mobile home in place, a portion of which is on the following described property, on and over a portion of Lot 3 of Gentry Family Subdivision, recorded in Map Book 45, page 66, in the Probate Office of Shelby County, Alabama, described as follows: Begin at the NE corner of said Lot 3 at a point on Whisenhunt Road, and run northeasterly along the northerly line of said Lot 3 a distance of 38.49 feet to the northwestern corner of said Lot 3, being a point on Whisenhunt Road; then turn left and run S 00 deg. 00 min. 00 sec. W along the west line of said Lot 3 a distance of 138.30 feet; then turn left and run N 90 deg. 00 min. 00 sec. E to the east line of said Lot 3; then turn left and run N 00 deg. 00 min. 00 sec. E along the east line of said Lot 3 to the point of beginning of the easement.

Subject to taxes for 2016 and subsequent years, easements, restrictions, rights of way and permits of record.

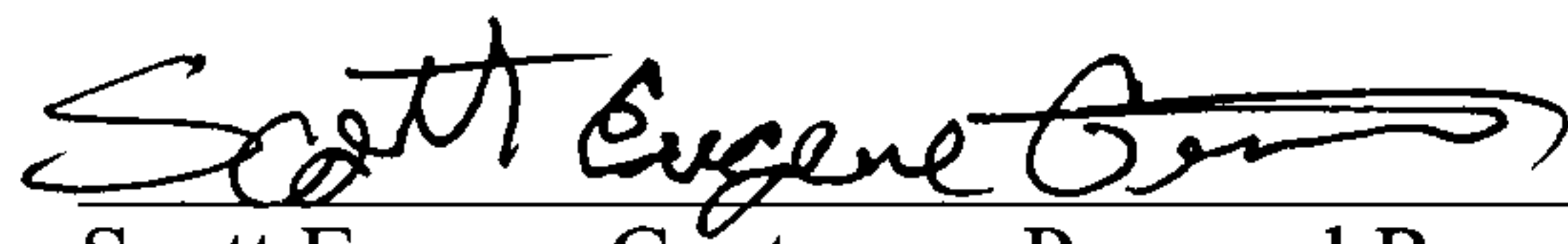
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

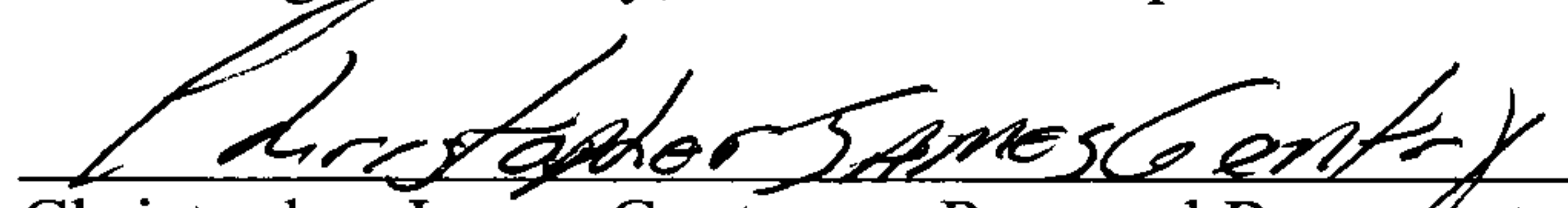
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of April, 2016.

ESTATE OF CARRIE ELAINE GENTRY, DECEASED
Case No. PR-2012-000305

Shelby County, AL 04/08/2016
State of Alabama
Deed Tax: \$40.00



Scott Eugene Gentry, as Personal Representative

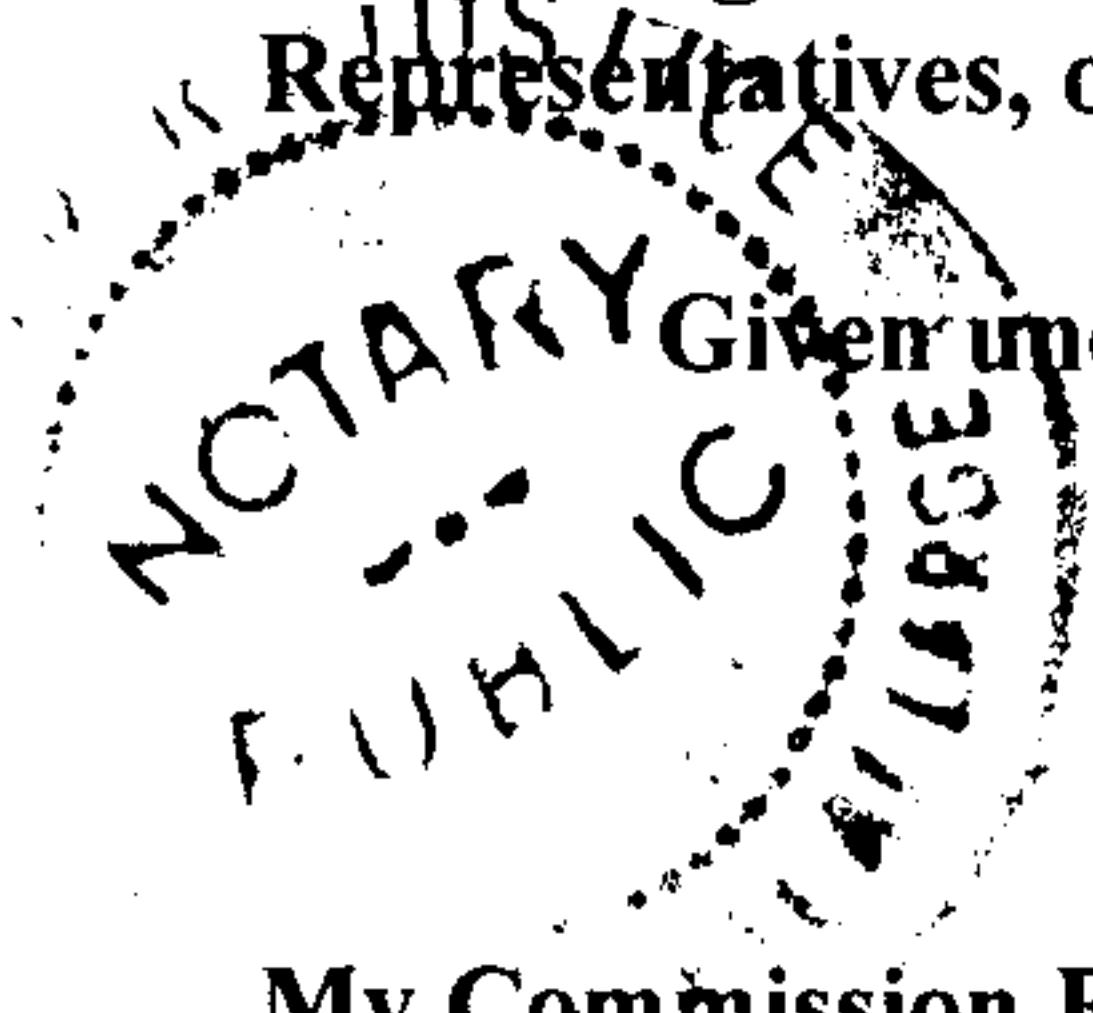


Christopher James Gentry, as Personal Representative

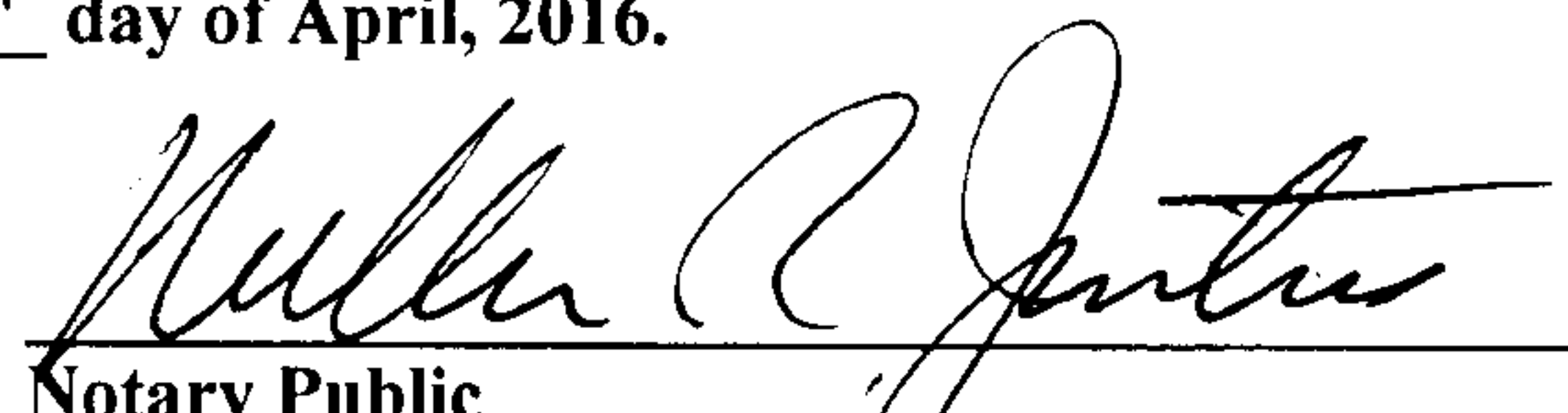
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Scott Eugene Gentry and Christopher James Gentry, whose names as Personal Representatives of the Estate of Carrie Elaine Gentry, 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 voluntarily in their capacity as Personal Representatives, on the day the same bears date.

Given under my hand and official seal this 7th day of April, 2016.



My Commission Expires: 9/11/19



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 : Estate of Carrie Elaine Gentry, Deceased Grantee's Name: Brooke Gentry
 Mailing Address 10468 Chelsea Rd Mailing Address: 5062 Cty Rd. 82
Chelsea, AL 35043 Wedowee, AL 36278

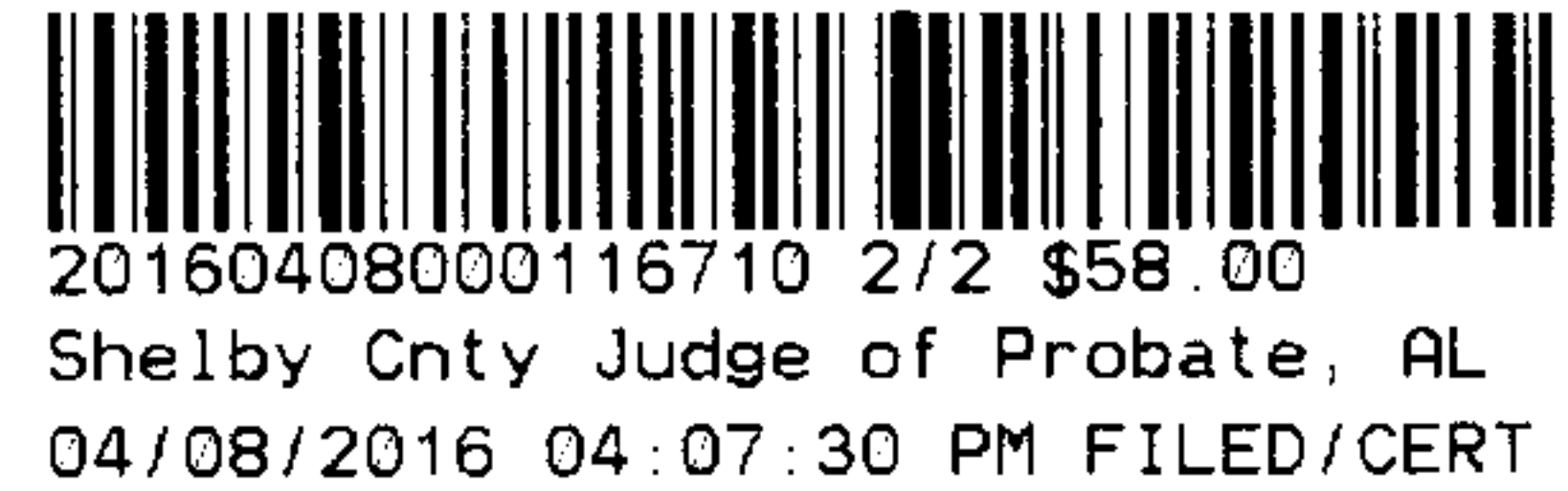
Property Address: Lots 1 & 2 Gentry Family S/D
Chelsea, AL

Date of Sale 4-7-16

Total Purchase Price \$ 40,000.00
 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-Warranty Deed
☐ 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 4-7-16

* Sign Scott Gentry
 ((Grantor/Grantee/Owner/Agent) circle one
 * Print Scott Gentry

Unattested

(Verified by)