

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

SEND TAX NOTICE TO:  
James A. Spain and Megan N. Spain  
7037 Highway 10  
Montevallo, AL 35115

**WARRANTY DEED**

**20160610000202030**

**06/10/2016 01:30:26 PM**

**DEEDS 1/3**

**STATE OF ALABAMA**

**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Ninety-Five Thousand And No/100 Dollars (\$95,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Katrina Gentry Burton, a married woman, and Karman Gentry Dailey, a married woman, and ~~Barbara~~ Barbara Ann Gentry, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto James A. Spain and Megan N. Spain (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.

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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.

Ninety-Seven Thousand Six Hundred Eighty-Six And No/100 Dollars (\$97,686.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

The property herein conveyed does not constitute the homestead of any married Grantor, nor that of their respective spouse, neither is it contiguous thereto.


**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 June 9, 2016.

  
Katrina Gentry Burton

  
Karman Gentry Dailey

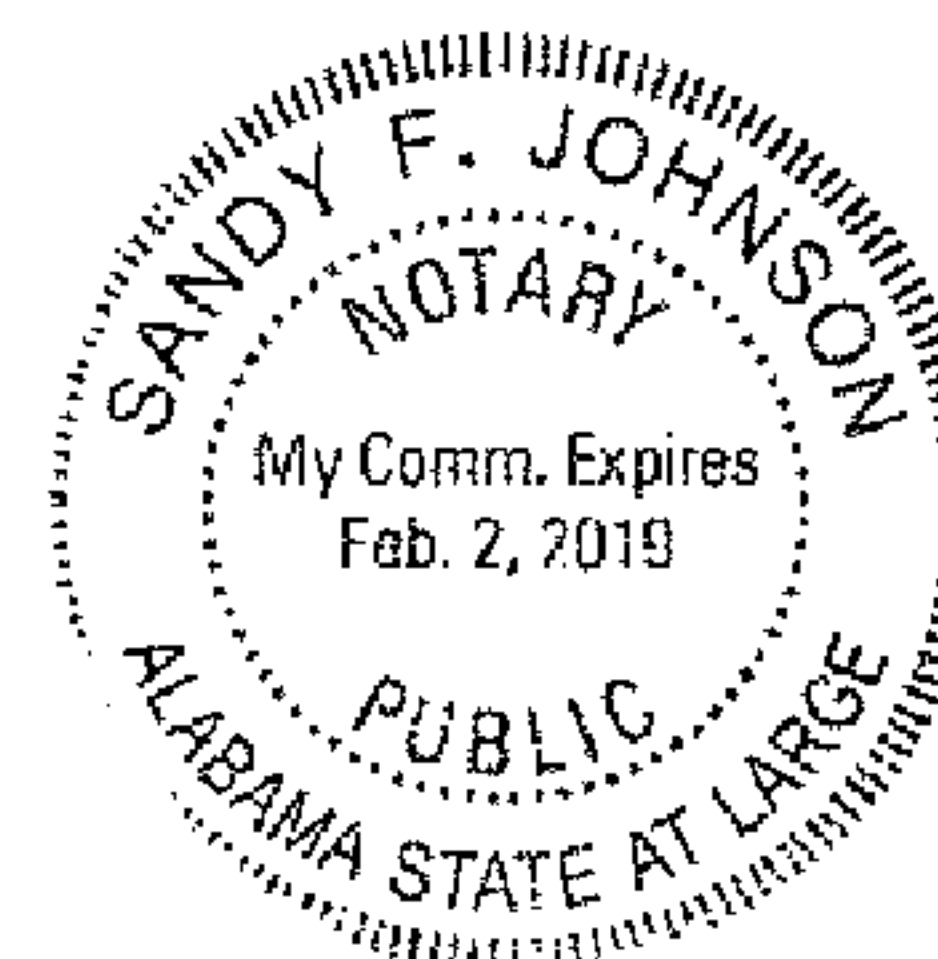
  
Barbara Ann Gentry

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Katrina Gentry Burton, Karman Gentry Dailey and Barbara Ann Gentry, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 9th day of June, 2016.

  
Notary Public  
My commission expires:



## **EXHIBIT "A"**

A part of the NE 1/4 of NW 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 1/4 of the NW 1/4 of Section 3, Township 22 South, Range 4 West, more particularly described as follows: Commencing at the Southwest corner of said forty-four 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 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 parallel with the West line of said forty for 100 feet; thence 90 degrees right turn and run Westerly for 118 feet; thence right at a 90 degree angle for 100 feet more or less, to the point of beginning.

**20160610000202030 06/10/2016 01:30:26 PM DEEDS 2/3**

**20160610000202030 06/10/2016 01:30:26 PM DEEDS 3/3**

Grantor's Name Katrina Gentry Burton and Karman Gentry Dailey Grantee's Name James A. Spain and Megan N. Spain

Mailing Address 7037 Highway 10  
Montevallo, AL 35115

Mailing Address 2236 Smokey Road  
Alabaster, AL 35007

Property Address 7037 Highway 10  
Montevallo, AL 35115

Date of Sale June 9, 2016  
Total Purchase Price \$95,000.00

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

☐ 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 - Katrina Gentry Burton and Karman Gentry Dailey, 7037 Highway 10, Montevallo, AL 35115.

Grantee's name and mailing address - James A. Spain and Megan N. Spain, 2236 Smokey Road, Alabaster, AL 35007.

Property address - 7037 Highway 10, Montevallo, AL 35115

Date of Sale - June 9, 2016.

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: June 9, 2016

Stephanie Adams

Sign

  
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/10/2016 01:30:26 PM  
\$21.00 CHERRY  
20160610000202030

