

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:

Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Brook Gentry
5062 Co Rd 82
Wedlowee, AL 36278

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/00 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***The Estate of Carrie Elaine Gentry, Probate Case #2012-000305, Probate Office, Shelby County, Alabama*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Brook Gentry*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 3, according to the survey of Gentry Family Subdivision, as recorded in Map Book 45, Page 66, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2016.
2. 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 16th day of Sept, 2016.

Scott Eugene Gentry
Scott Eugene Gentry
Personal Representative

Christopher James Gentry
Christopher James Gentry
Personal Representative

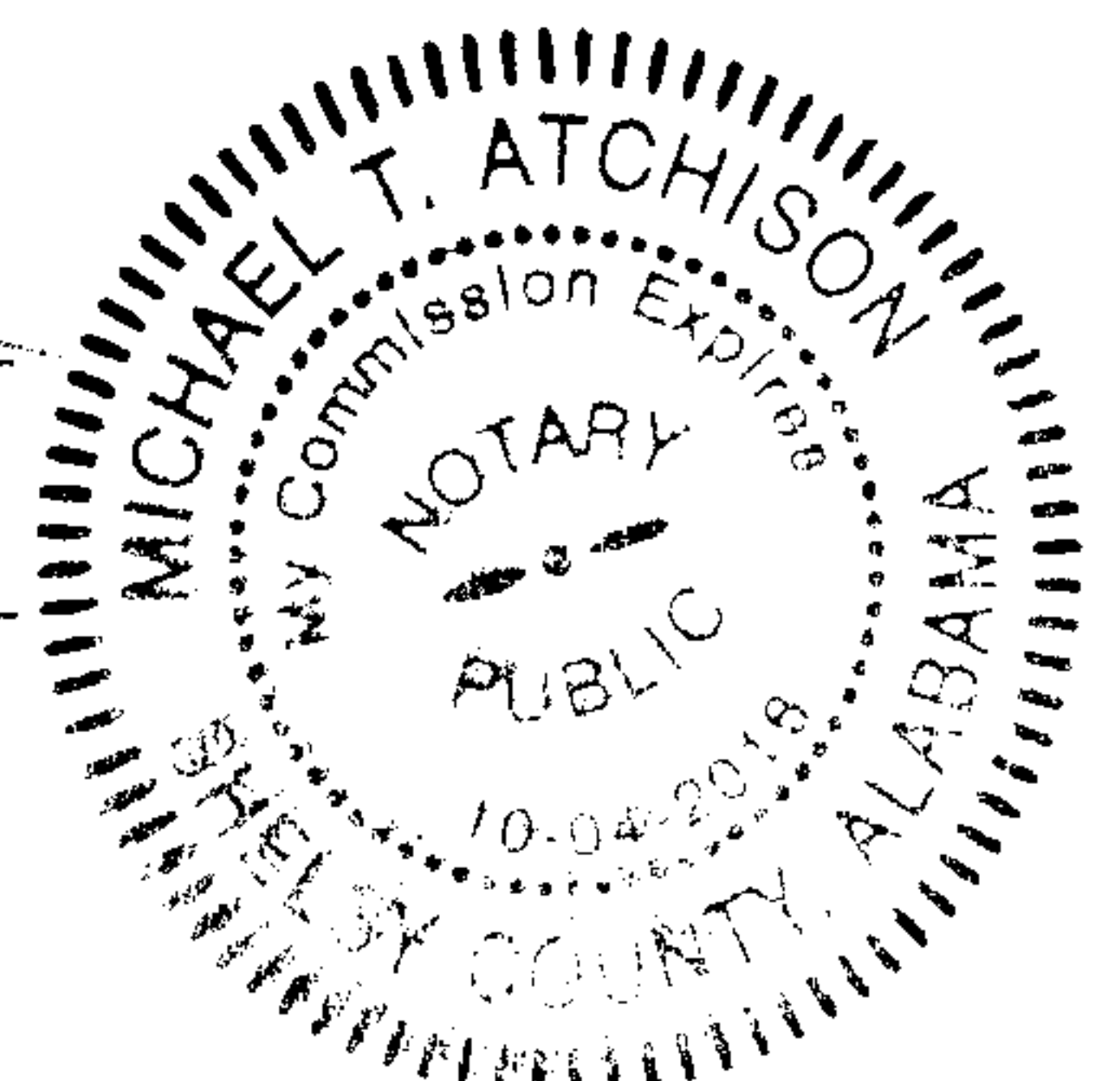
STATE OF ALABAMA)
COUNTY OF SHELBY)

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 as Personal Representatives of the Estate of Carrie Elaine Gentry, Probate Case #2012-000305, Probate Office, Shelby County, Alabama.***, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of Sept, 2016.


20160923000347660 1/2 \$23.00
Shelby Cnty Judge of Probate, AL
09/23/2016 10:41:21 AM FILED/CERT

Michael T. Atchison
Notary Public
My Commission Expires: 10-4-16



Shelby County, AL 09/23/2016
State of Alabama
Deed Tax: \$5.00

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Estate of Carrie
Elaine Gentry
5042 Co Rd. 82
Wedowee, AL 36278

Grantee's Name
Mailing Address

Brook Gentry
5042 Co. Rd 82
Wedowee, AL 36278

Property Address

10472 Chelsea Rd
Chelsea, AL 35043

Date of Sale

9-16-16

Total Purchase Price \$

Or

Actual Value \$

Or

Assessors Market Value \$

5,000.00

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

☐ 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 recording.

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 evidence 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 estimated 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, Section 40-22-1 (h).

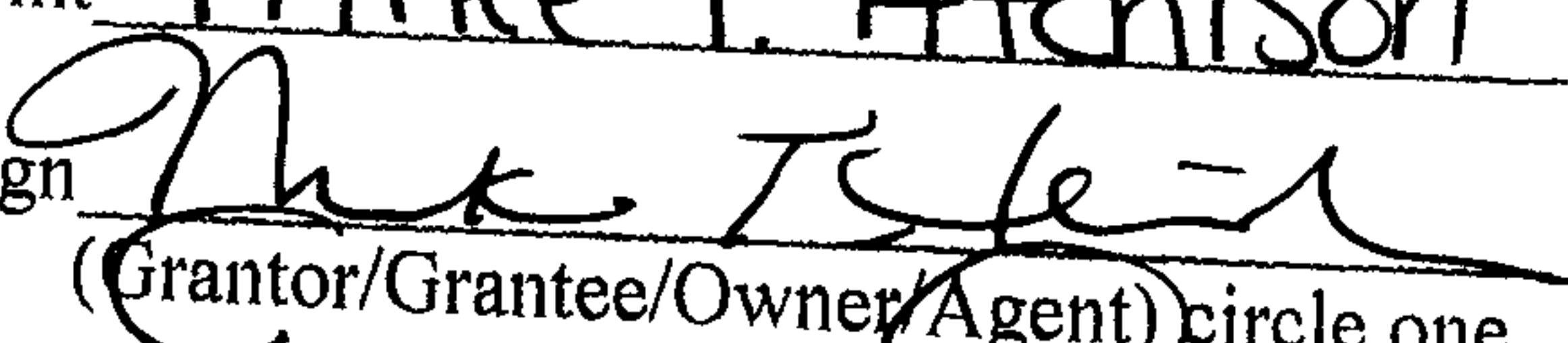
I attest to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975, Section 40-22-1 (h).

Date

Unattested

(verified by)

Print Mike T. Atchison

Sign 

(Grantor/Grantee/Owner/Agent) circle one



20160923000347660 2/2 \$23.00
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