

This Instrument was Prepared by:

Send Tax Notice To: Casandra L. Bell

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

10472 Chelsea Rd  
Chelsea, AL 35043

File No.: S-16-23215

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Forty Eight Thousand Dollars and No Cents (\$148,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Estate of Carrie Elaine Gentry Probate Case #PR 2012-000305, Probate Office, Shelby County, Alabama and Brooke Gentry**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Cassandra L. Bell**, (herein referred to as Grantee, whether one or more), 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, Shelby County, Alabama.

**Property may be subject to 2016 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$145,319.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 16th day of September, 2016.

ESTATE OF CARRIE ELAINE GENTRY PROBATE  
CASE #PR 2012-000305, PROBATE OFFICE,  
SHELBY COUNTY, ALABAMA

Scott Eugene Gentry  
Scott Eugene Gentry

Scott Eugene Gentry  
By: Scott Eugene Gentry  
Personal Representative

Christopher James Gentry  
By: Christopher James Gentry  
Personal Representative

Brooke Gentry  
Brooke Gentry

  
20160923000347670 1/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
09/23/2016 10:41:22 AM FILED/CERT

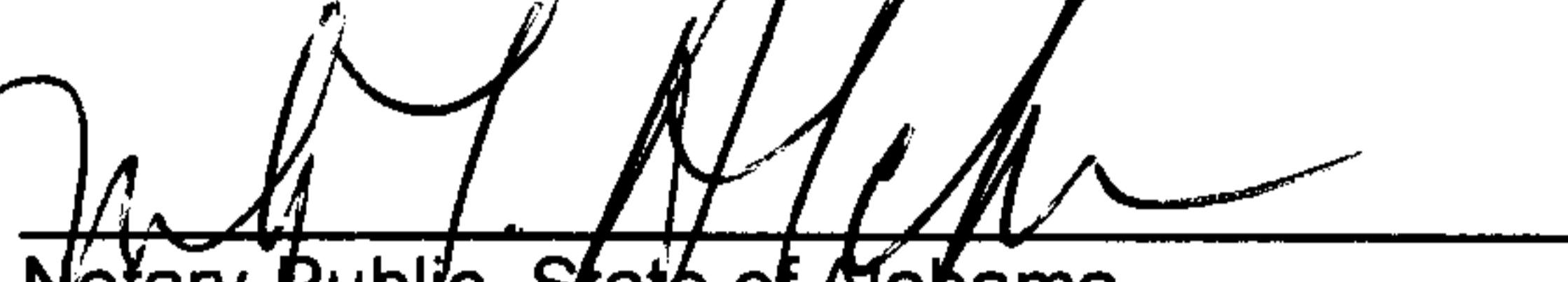
Shelby County, AL 09/23/2016  
State of Alabama  
Deed Tax: \$3.00

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Brooke Gentry, Scott Eugene Gentry, individually and Scott Eugene Gentry and Christopher James Gentry as Personal Representatives of The Estate of Carrie Elaine Gentry Probate Case #PR 2012-000305, Probate Office, Shelby County, Alabama and Brooke 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.

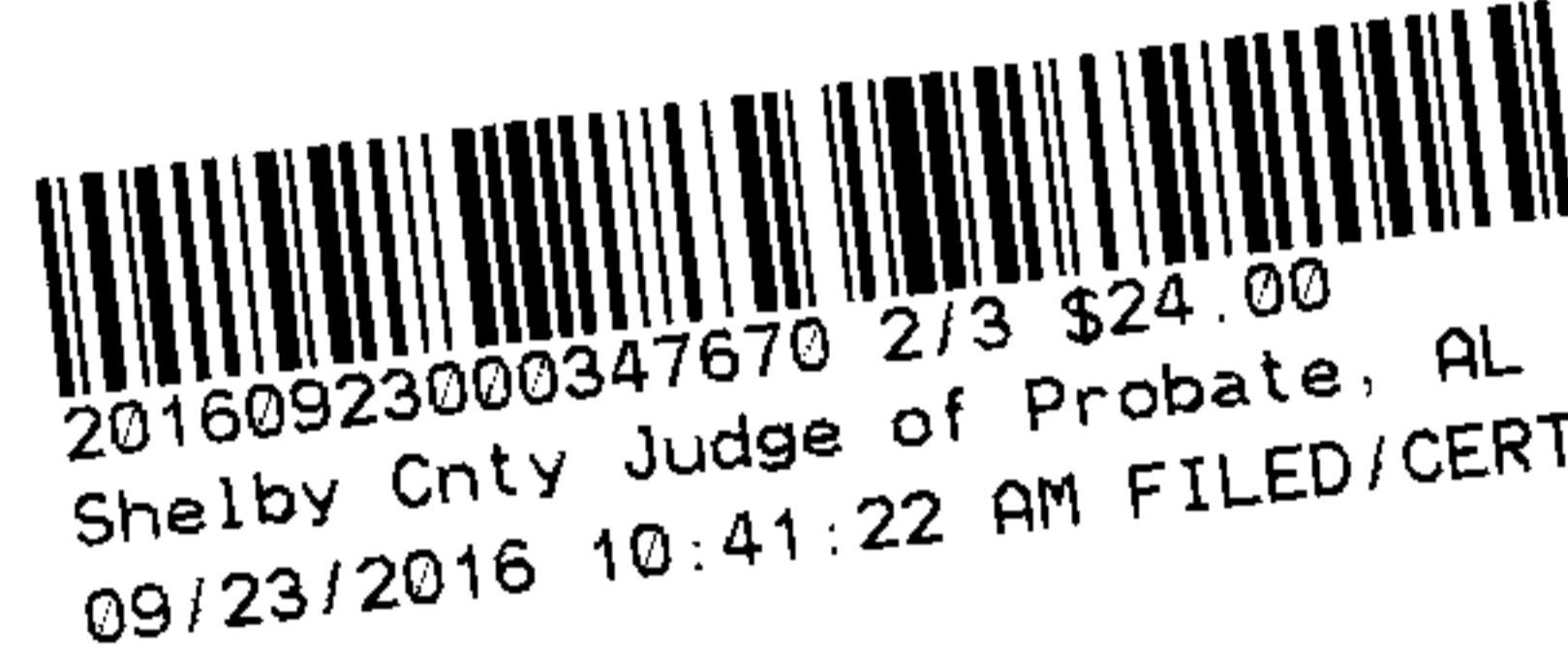
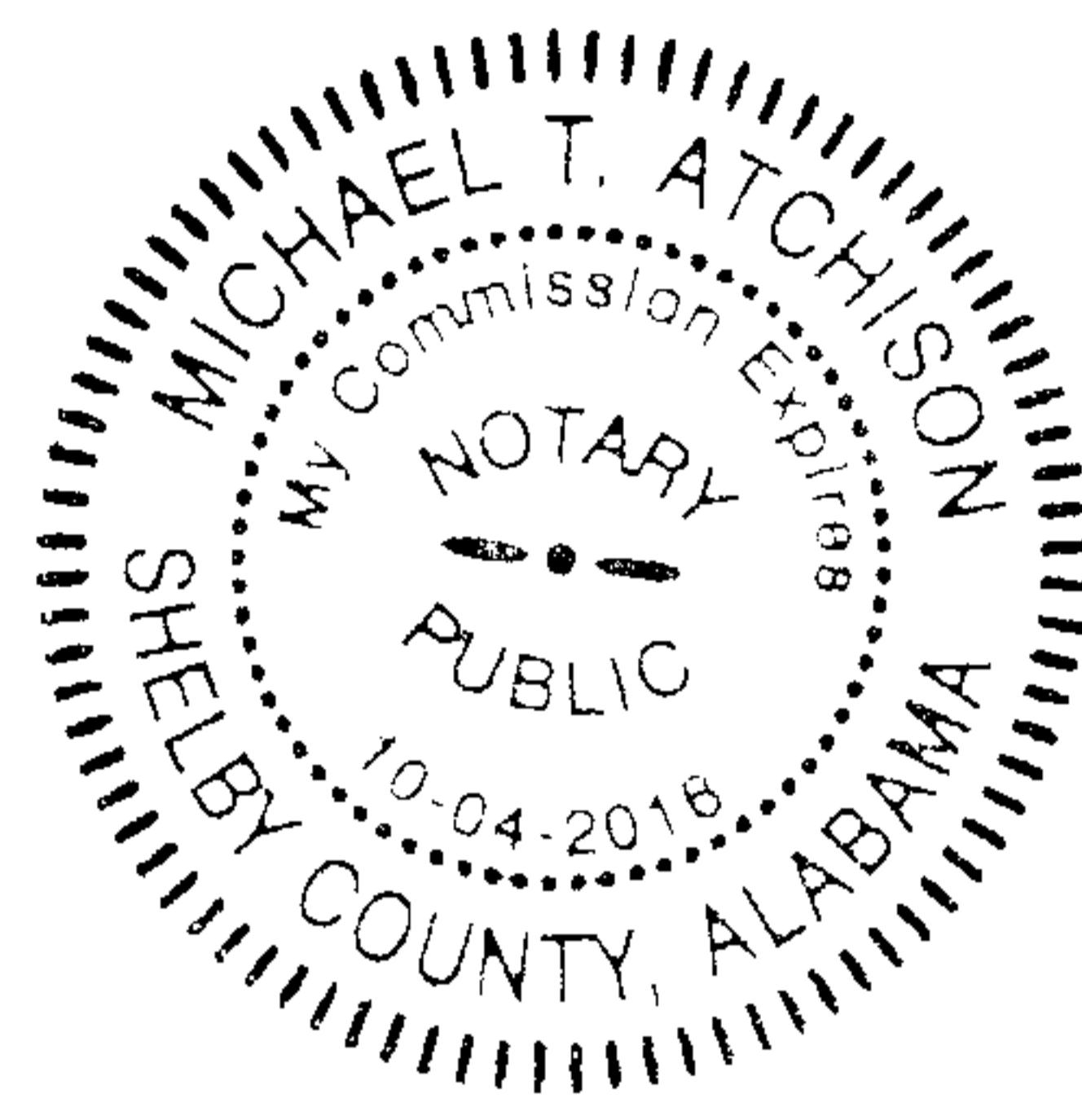
Given under my hand and official seal this the 16th day of September, 2016.



Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: 10-04-16



## 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  
Probate Case #PR 2012-000305,  
Probate Office, Shelby County,  
Alabama

Grantee's Name Casandra L. Bell

Mailing Address  
5062 Cedar St  
Wetmore Rd  
36278

Mailing Address  
10472 Chelsea Rd  
Chelsea, AL 35043

Property Address      10472 Chelsea Road  
Chelsea, AL 35043

Date of Sale      September 16, 2016  
Total Purchase Price      \$148,000.00  
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 - 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).

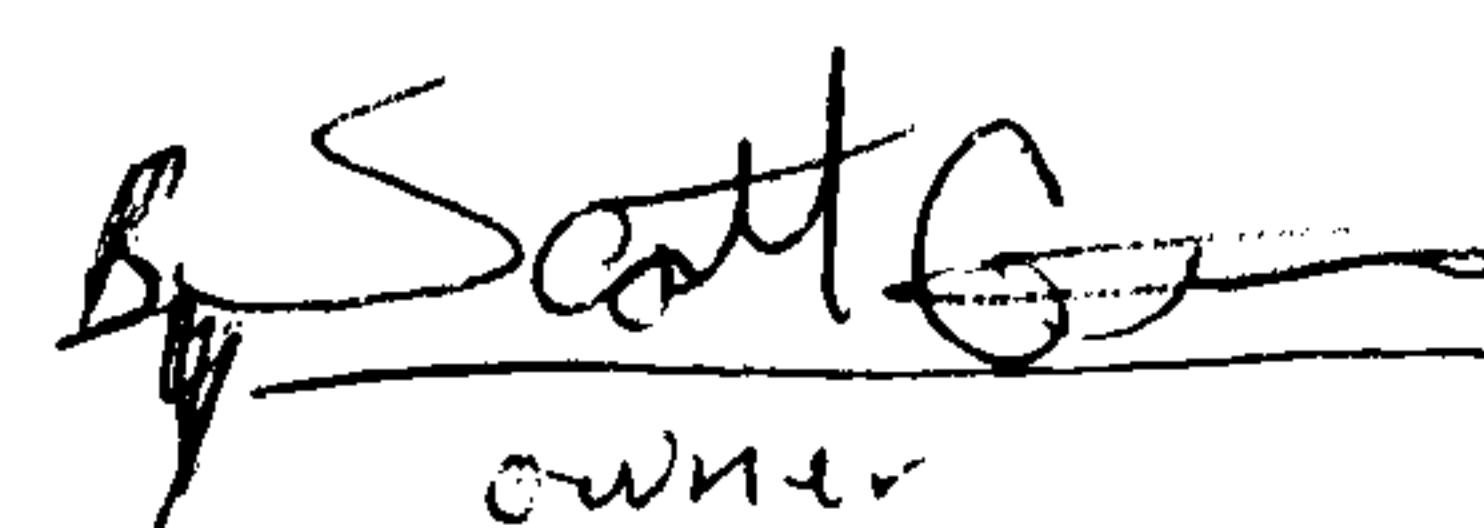
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date September 14, 2016

Print Estate of Carrie Elaine Gentry Probate Case #PR 2012-000305, Probate Office, Shelby County, Alabama

  
20160923000347670 3/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
09/23/2016 10:41:22 AM FILED/CERT

Form RT-1

  
By Scott G.  
owner