

This Instrument was Prepared by:

Send Tax Notice To: Eddie Gentry
Robin Gentry

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

907 Timberline Circle
Calera, AL 35040

File No.: MV-16-23470

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Forty Two Thousand Dollars and No Cents (\$42,000.00)**, 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, **Eric F. Shugart**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Eddie Gentry and Robin Gentry**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO


Property may be subject to taxes for 2017 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the Grantor herein or his spouse.


\$0.00 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of December, 2016.


Eric F. Shugart



20161229000472050 1/3 \$63.00
Shelby Cnty Judge of Probate, AL
12/29/2016 08:11:31 AM FILED/CERT

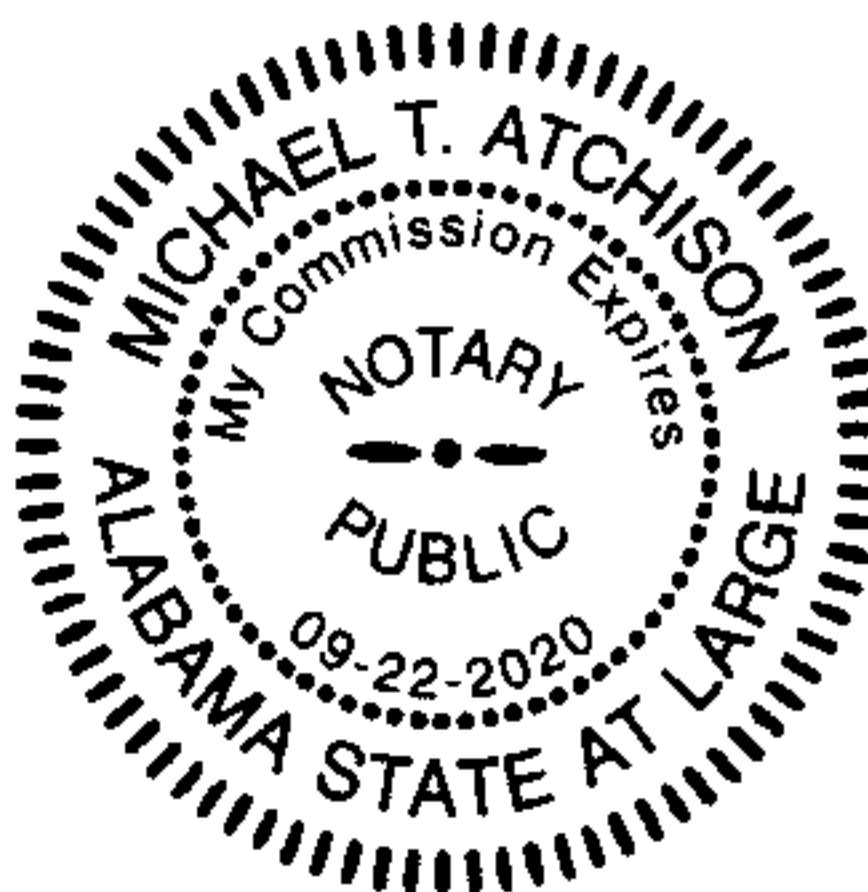
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Eric F. Shugart, 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 28th day of December, 2016.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020



Shelby County, AL 12/29/2016
State of Alabama
Deed Tax: \$42.00


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 2:

Commence at the Northwest corner of Section 1, Township 24 North, Range 13 East, Freeman Base Line; thence North 03 degrees 30 minutes 00 seconds West a distance of 993.42 feet to a point; thence North 87 degrees 10 minutes 00 seconds East a distance of 600.0 feet to the point of beginning; thence continue along last described course a distance of 275.44 feet to a point; thence North 03 degrees 41 minutes 04 seconds West a distance of 288.59 feet to a point; thence South 87 degrees 26 minutes 31 seconds West a distance of 300.35 feet to the East right of way of 1st Street East; thence South 03 degrees 51 minutes 25 seconds East along said right of way a distance of 40.0 feet to a point; thence North 89 degrees 38 minutes 44 seconds East a distance of 30.0 feet to a point; thence South 02 degrees 29 minutes 16 seconds East a distance of 248.72 feet to the point of beginning.

Situated in Shelby County, Alabama.

According to survey of Randy W. Richardson, RLS #15153, dated September 26, 2001.


20161229000472050 2/3 \$63.00
Shelby Cnty Judge of Probate: AL
12/29/2016 08:11:31 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	Eric F. Shugart	Grantee's Name	Eddie Gentry
Mailing Address	<u>2201 Chancellorville Rd</u> <u>Tallahassee FL 32312</u>	Mailing Address	<u>Robin Gentry</u> <u>907 Timberline Circle</u> <u>Calera, AL 35040</u>
Property Address	<u>1051st St East</u> <u>Calera, AL 35040</u>	Date of Sale	<u>December 28, 2016</u>
		Total Purchase Price	<u>\$42,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 of 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 December 27, 2016


Print Eric F. Shugart

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one


20161229000472050 3/3 \$63.00
Shelby Cnty Judge of Probate, AL
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Form RT-1