

This instrument prepared by:  William C. Byrd II Bradley Arant Boult Cummings LLP 1819 Fifth Avenue North Birmingham, AL 35203	Send tax notice to:  Timberline Investments, LLC P.O. Box 602 Helena, Alabama 35080
---	---

STATE OF ALABAMA        )

SHELBY COUNTY            )

### GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Eighty Thousand and 00/100 Dollars (\$80,000.00) and other good and valuable consideration paid to the undersigned **Eddie Gentry and Robin Gentry**, a married couple (collectively, the "Grantor"), by **Timberline Investments, LLC**, an Alabama limited liability company (collectively, the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

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 1<sup>st</sup> 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.

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

Shelby County, AL 02/02/2017  
State of Alabama  
Deed Tax: \$80.00

1/4200792.1

20170202000040290 1/4 \$104.00  
Shelby Cnty Judge of Probate, AL  
02/02/2017 10:35:39 AM FILED/CERT

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

The above described real property is not the Grantor's homestead.

This conveyance is subject to:


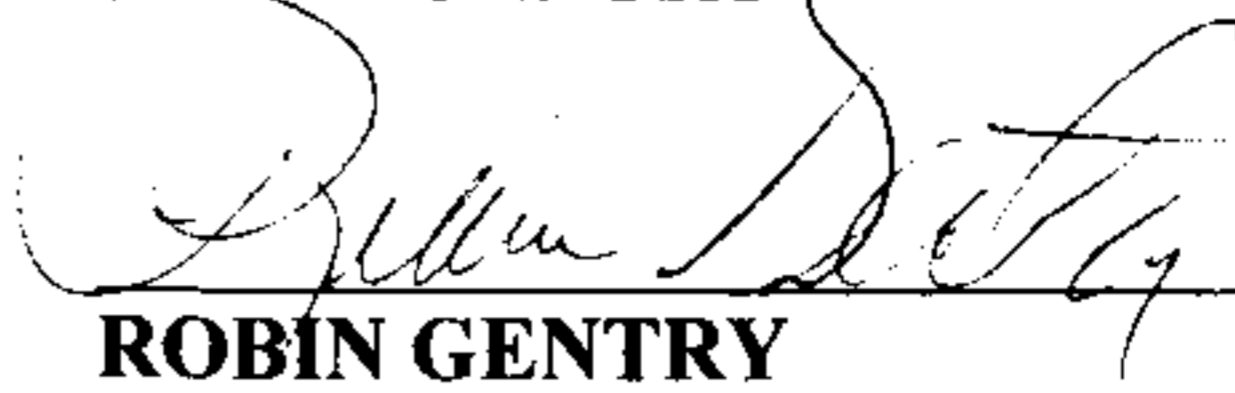
1. All easements, restrictions and encumbrances of record.
2. Ad valorem taxes for the 2017 tax year and all subsequent years.

TO HAVE AND TO HOLD to the Grantee, his/her/their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) seal(s), this 2 day of February, 2017.


20170202000040290 2/4 \$104.00  
Shelby Cnty Judge of Probate. AL  
02/02/2017 10:35:39 AM FILED/CERT

  
EDDIE GENTRY  
  
ROBIN GENTRY

STATE OF ALABAMA     )

SHELBY COUNTY         )

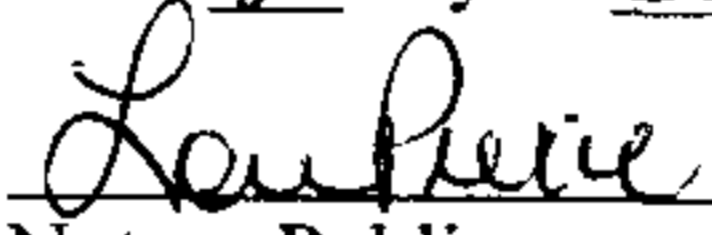
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eddie Gentry whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of February, 2017.  
  
Notary Public  
10-11-20

STATE OF ALABAMA     )

SHELBY COUNTY         )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robin Gentry 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of February, 2017.  
  
Notary Public  
10-11-20



20170202000040290 3/4 \$104.00  
Shelby Cnty Judge of Probate, AL  
02/02/2017 10:35:39 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 Eddie Gentry  
Mailing Address Calera AL

Grantee's Name Timberline Investments  
Mailing Address P.O. Box 1002  
Helena AL 35080

Property Address 105 1st St E  
Calera 35040

Date of Sale 2/2/17  
Total Purchase Price \$ 80,000

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 2/2/17

Print Del Clayton, Managing Member  
Del Clayton

Unattested

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20170202000040290 4/4 \$104.00  
Shelby Cnty Judge of Probate, AL  
02/02/2017 10:35:39 AM FILED/CERT