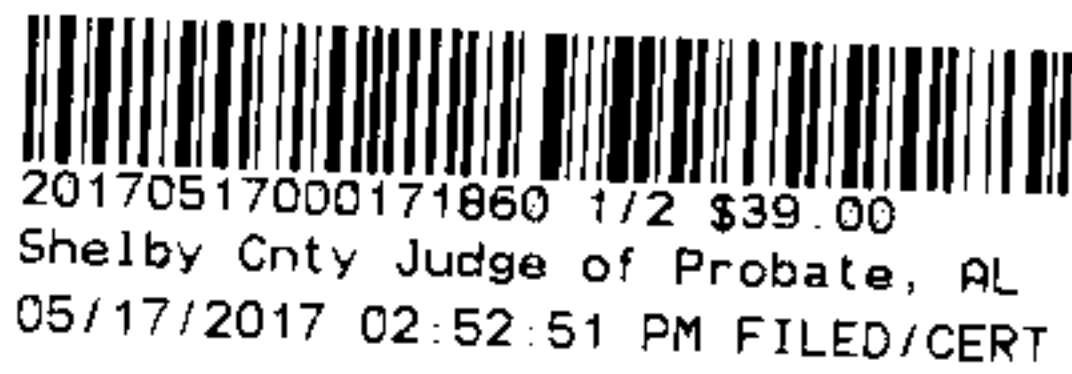


(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This instrument was prepared by:  
**Wallace, Ellis, Fowler & Head**  
**P O Box 587**  
**Columbiana, AL 35051**

Send Tax Notice to:  
**E & R Properties**  
**907 Timberline Cr.**  
**Calera, AL 35040**



**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **One Dollar and no/00 (\$1.00) and other good and valuable consideration**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Janice Berry, f/k/a Janice S. Gentry, a married woman, (herein referred to as grantor, whether one or more)** grant, bargain , sell and convey unto, **E & R Properties, LLC, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land containing 4.03 acres, located in the Southeast ¼ of the Northeast ¼, Section 3, Township 22 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of said ¼ - ¼ Section and run South 01 deg. 48 min. 19 sec. West along the East boundary of said ¼ - ¼ Section 264 feet to the point of beginning of this description; thence run North 88 deg. 20 min. 05 sec. West 1322 feet to a point on the West boundary of said ¼ - ¼ Section; thence run South 01 deg. 57 min. 09 sec. West 132.64 feet along said West boundary; thence run South 88 deg. 20 min. 03 sec. East 1322.36 feet to a point on the East boundary of said ¼ - ¼ Section; thence run North 01 deg. 48 min. 19 sec. East 132.66 feet along said East boundary to the point of beginning.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

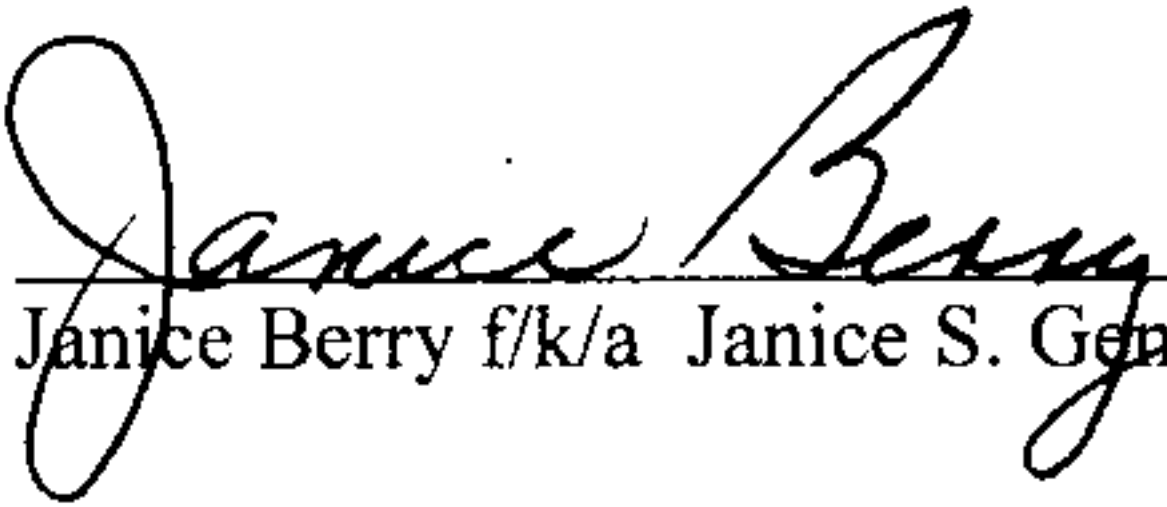
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HER SPOUSE.

**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 20 day of August, 2008.

Shelby County, AL 05/17/2017  
State of Alabama  
Deed Tax: \$21.00

  
Janice Berry f/k/a Janice S. Gentry

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Janice Berry, 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 20 day of August, 2008.

  
Notary Public

My Commission Expires: 8-7-2011

# 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

Eddie Roberts  
907 S. Highway 100  
Colona, CO 80440

Grantee's Name  
Mailing Address

Kyle McDaniel  
Montevallo 35115

Property Address

4.03 acres on Rose Ln  
Montevallo, AL  
35115  
26-203-0-002032-00

Date of Sale

Total Purchase Price \$

or

Actual Value

\$


or

Assessor's Market Value \$ 20,550

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

  
20170517000171860 2/2 \$39.00  
Shelby Cnty Judge of Probate, AL  
05/17/2017 02:52:51 PM FILED/CERT

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

Print

☒ Unattested Karen M. Nelson Sign  
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1