

Prepared by:  
JUL ANN McLEOD, Esq.  
1957 Hoover Court, Suite 306  
Birmingham, AL 35226

20170628000231160  
06/28/2017 01:09:14 PM  
DEEDS 1/4

Send Tax Notice to:  
Mark Hunter, Inc.  
2452 Enterprise Rd, #2007  
Clearwater, FL 33763

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STATE OF ALABAMA

)

)

COUNTY OF SHELBY

)

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of EIGHTY-FIVE THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$85,800.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **E & R PROPERTIES, LLC, an Alabama limited liability company** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **MARK HUNTER, INC., a Florida corporation** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

\$85,800.00 of the above-recited purchase price was paid in cash.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

And said Grantor, for said Grantor, its heirs, successors, executors and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 22nd day of June, 2017.

**E & R PROPERTIES, LLC**

  
By: **Eddie R. Gentry**  
Its: **Member**

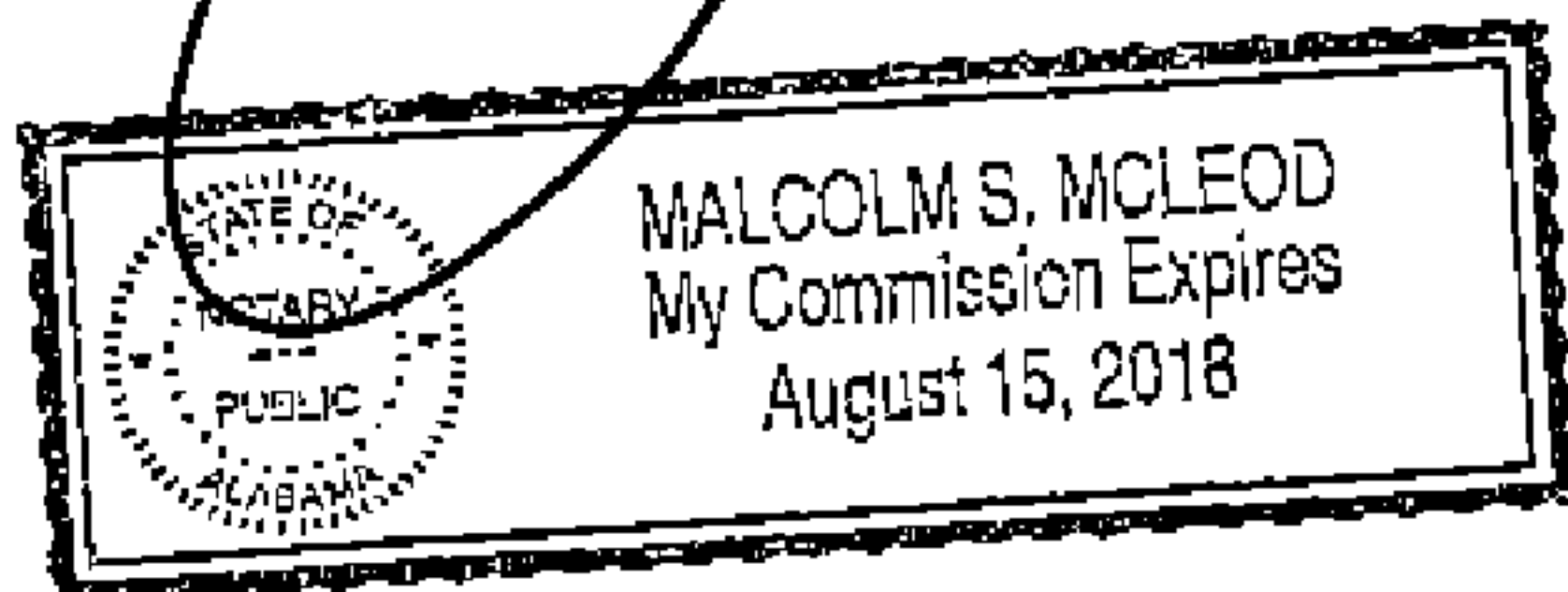
  
By: **Robin L. Gentry**  
Its: **Member**

STATE OF ALABAMA     )  
                                      )  
COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **EDDIE R. GENTRY and ROBIN L. GENTRY, Members of E & R PROPERTES, LLC**, an Alabama limited liability company, who are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, as such members, and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of June, 2017.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires:



**Exhibit A, Legal Description**

A parcel of land located in the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 3, Township 22 South, Range 4 West, being more particularly described as follows:

Commence at the NE corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section and run S 02 deg. 19 minutes 57 seconds E for a distance of 194.02 feet; thence S 68 deg. 04 minutes 00 seconds E for a distance of 207.49 feet; thence S 39 deg. 15 minutes 40 Seconds W for a distance of 229.16 feet to the point of beginning; thence S 36 deg. 15 minutes 02 seconds W along the right of way of Hwy 54 for a distance of 296.98 feet; thence leaving said right of way run N 49 deg. 49 minutes 15 seconds W for a distance of 136.63 feet; thence N 28 deg. 59 minutes 56 seconds E for a distance of 215.30 feet; thence S. 83 deg. 32 minutes 04 seconds E for a distance of 178.08 feet; thence S 04 deg. 28 minutes 56 seconds for a distance of 16.96 feet to the point of beginning. According to the survey of Rodney Shiflett, Ala Reg. No 21784. Shown as Parcel II in deed recorded in Instrument # 20040809000445600.

Being situated in Shelby County, Alabama.

# Real Estate Sales Validation Form

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

Grantor's Name E & R PROPERTIES, LLC

Grantee's Name MARK HUNTER, INC.

Mailing Address 356 EDDINGS TOWN ROAD  
MONTEVALLO, AL 35115

Mailing Address 356 EDDINGS TOWN ROAD  
MONTEVALLO, AL 35115

Property Address 356 EDDINGS TOWN ROAD  
MONTEVALLO, AL 35115

Date of Sale June 23, 2017

Total Purchase Price \$85,800.00

or

Actual Value \$                     

or

Assessor's Market Value \$                     

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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 June 23, 2017

Print Malcolm S. McLeod

Unattested

Sign Malcolm S. McLeod

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/28/2017 01:09:14 PM  
\$110.00 CHERRY  
20170628000231160

*James W. Fuhrmeister*

File 170458

Form RT-1  
Alabama 08/2012 LSS