

This instrument was prepared by:

The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, Alabama 35243
(205) 443-9027

Send Tax Notice To:

Ronald D. Gentry & Danoan Gentry
244 Bentmoor Lane
Helena, Alabama 35080

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

20170705000237560

07/05/2017 01:07:16 PM

DEEDS 1/2

That, in consideration of \$190,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Brandon Loney and Crystal Loney a married couple (the "Grantor", whether one or more), whose mailing address is 1843 S 105th DR. Tolleson AZ, do hereby grant, bargain, sell, and convey unto Ronald Dwight Gentry and Danoan Gentry (the "Grantees") whose mailing address is 244 Bentmoor Lane, Helena AL, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 244 Bentmoor Lane, Helena, AL 35080; to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor 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 same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$ - 0 - of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF Brandon Loney and Crystal Loney a married couple has/have hereunto set his/her/ their hand(s) and seal(s) this 10th day of June, 2017.

Brandon Loney

Crystal Loney

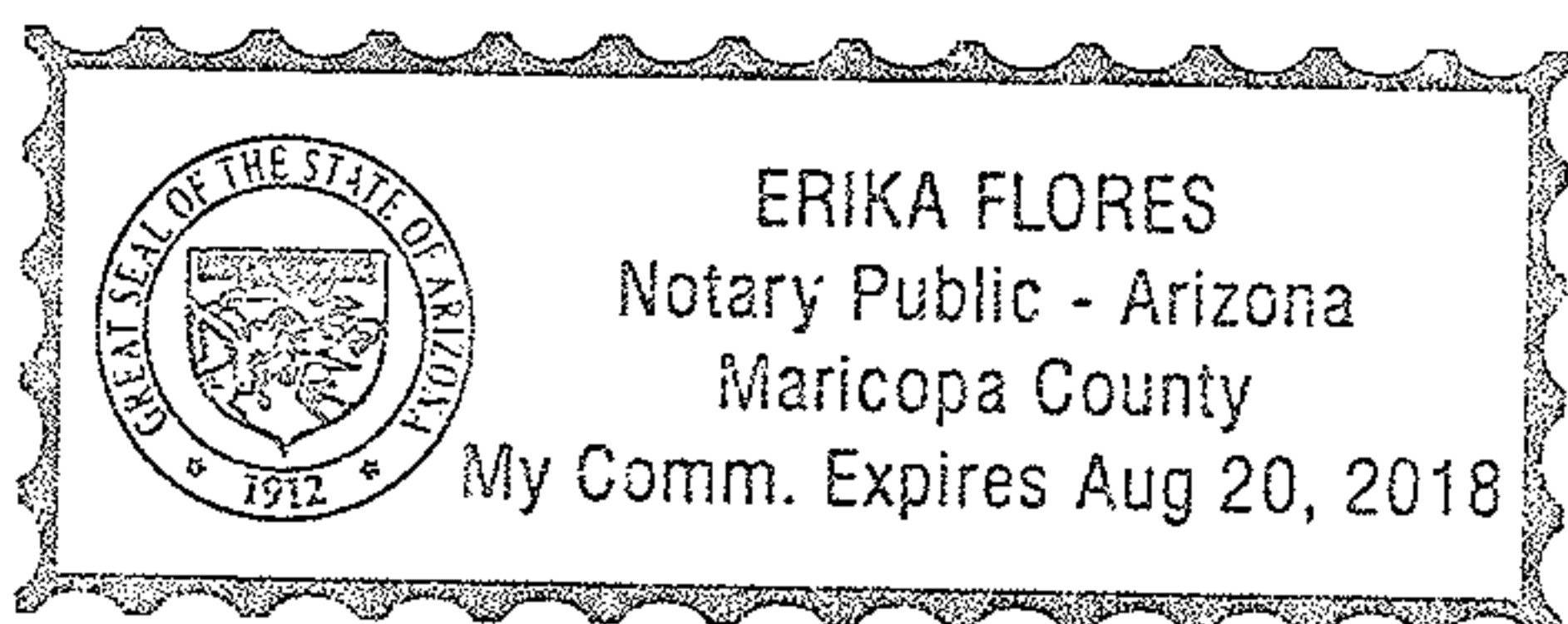
State of ~~Alabama~~ Arizona
~~Maricopa~~ County

I, The Undersigned, a notary for said County and in said State, hereby certify that Brandon Loney and Crystal Loney, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this 10th day of June, 2017.

Notary Public

Commission Expires: 8/20/18



S17-1519

EXHIBIT "A"
Legal Description

Lot 1190 according to the Map of First Addition of Old Cahaba, Phase III, as recorded in Map Book 28, Page 113, in the Probate Office of Jefferson County, Alabama.

20170705000237560 07/05/2017 01:07:16 PM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/05/2017 01:07:16 PM
\$208.00 CHERRY
20170705000237560

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the typed name of the Probate Judge.