

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:
Joseph Kraver & Briana Lawton
5185 S. Shades Crest Rd
Bessemer, Alabama 35022

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of \$215,000.00, 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, Ronald Gentry and Danoan Gentry, his spouse (the "Grantor", whether one or more), whose mailing address is 244 Bentmoor Lane Helena, AL 35080, do hereby grant, bargain, sell, and convey unto Joseph Kraver and Briana Lawton (the "Grantees"), whose mailing address is 5185 S. Shades Crest Road Bessemer, Alabama 35022, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 5185 S Shades Crest Road, Bessemer, AL 35022; 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: \$211,105.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Ronald Gentry and Danoan Gentry his spouse has/have hereunto set his/her/their hand(s) and seal(s) this 30th day of June, 2017.

Ronald Gentry
Ronald Gentry
Danoan Gentry
Danoan Gentry

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Ronald Gentry and Danoan Gentry, 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 the 30th day of June, 2017.

[Signature]
Notary Public
Commission Expires: 10/31/2020

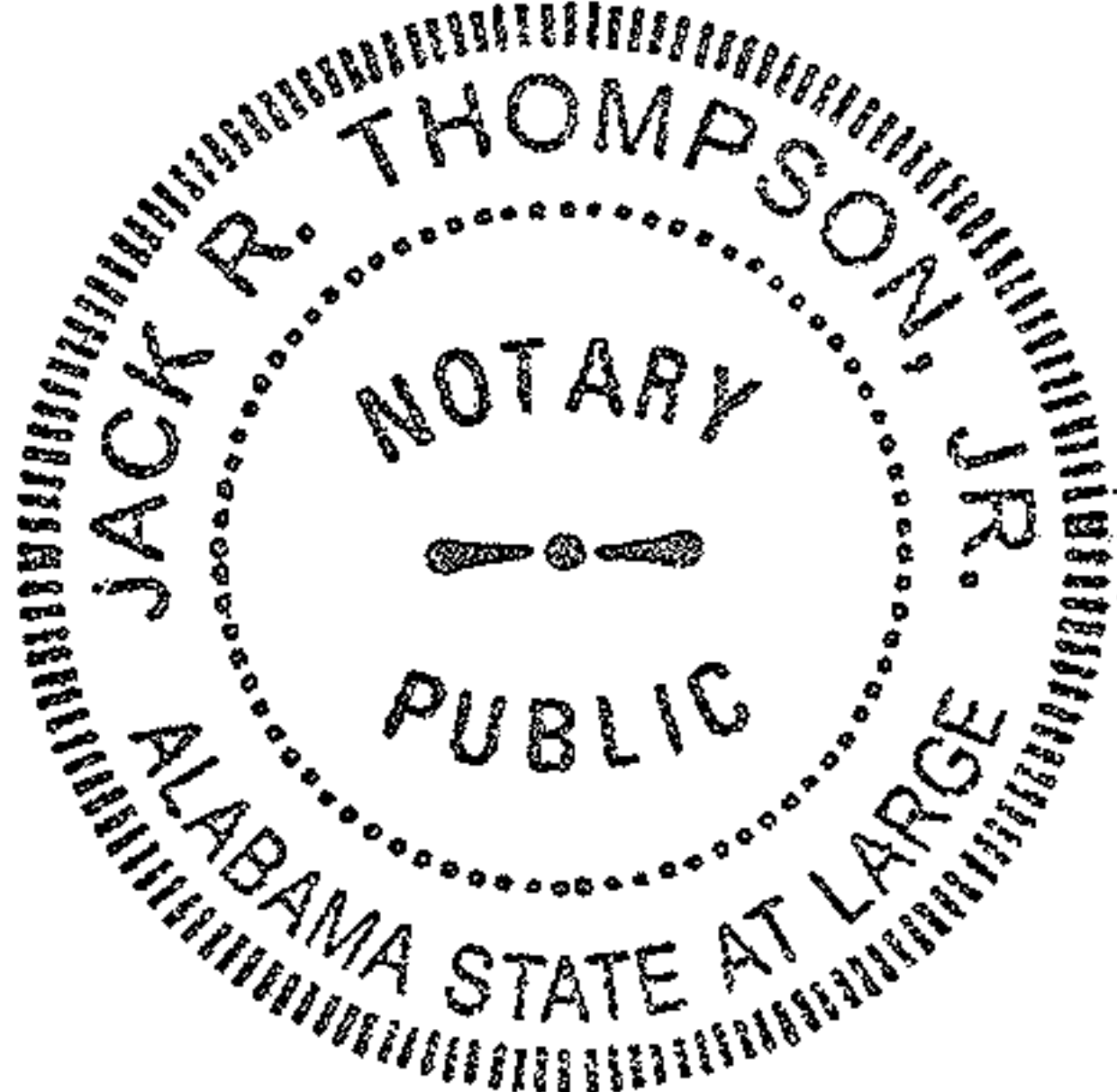
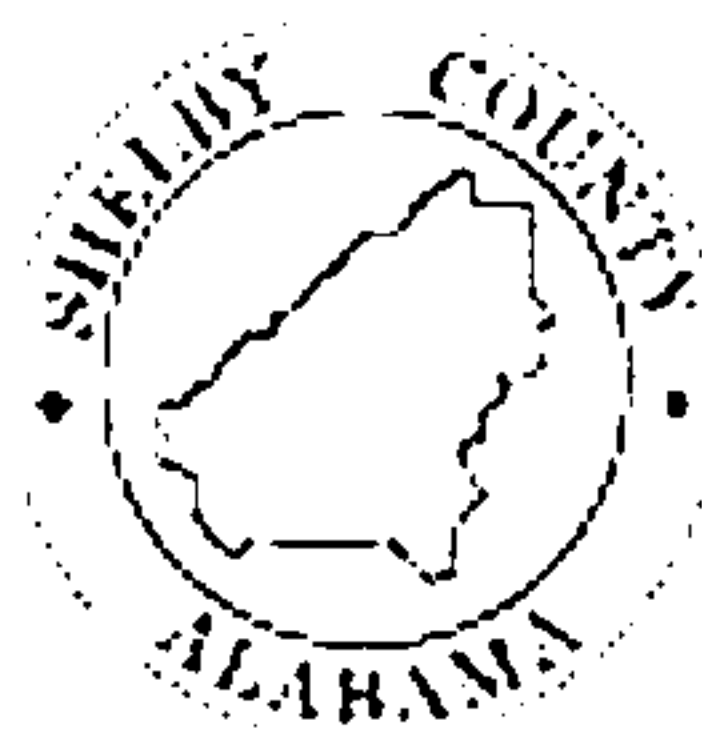


EXHIBIT "A"
Legal Description

Lot 3, according to the Map and Survey of Garner Subdivision as recorded in Map Book 38, Page 69, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/05/2017 01:55:59 PM
\$22.00 CHERRY
20170705000237770

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