

This Instrument was Prepared by:

Send Tax Notice To: Waylon Kyle McDaniel

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-17-23831

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Eighteen Thousand Five Hundred Forty Eight Dollars and Nineteen Cents (\$118,548.19)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Perry Don Barron, Eddie Raymon Gentry, Robin L. Gentry, Diane Motley Barron, E & R Properties, LLC, an Alabama Limited Liability Company, and Clayton Homes Clanton AI**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Waylon Kyle McDaniel**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 3, according to the survey of Eddie Gentry Family Subdivision, as recorded in Map Book 47, Page 72, in the Probate Office of Shelby County, Alabama.

Together with a 30-foot ingress, egress, and utility easement over the North 30 feet of Lot 1, according to the survey of Eddie Gentry Family Subdivision, as recorded in Map Book 47, Page 72, in the Probate Office of Shelby County, Alabama.

**Property may be subject to 2017 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$125,019.09** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, 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 said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 19th day of July, 2017.

*Perry Don Barron*

Perry Don Barron

*Eddie Raymon Gentry*

Eddie Raymon Gentry

*Eddie Raymon Gentry*

By Eddie Raymon Gentry  
Attorney In Fact

*Robin L. Gentry*

E&R Properties, LLC  
By Robin L. Gentry, Member

*Robin L. Gentry*

Robin L. Gentry

*Diane Motley Barron*

Diane Motley Barron

*Eddie Raymon Gentry*

E&R Properties, LLC  
By Eddie Raymon Gentry, Member

*Eddie Raymon Gentry*

By: Eddie Raymon Gentry  
Attorney In Fact



20170726000267530 1/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
07/26/2017 08:42:34 AM FILED/CERT

Perry Don Barron  
Perry Don Barron  
By: Eddie Raymon Gentry, attorney in fact  
Attorney in Fact  
Robin L. Gentry  
Robin L. Gentry

Eddie Raymon Gentry  
E & R Properties, LLC  
By: Eddie Raymon Gentry, Member

Robin L. Gentry  
E & R Properties, LLC  
By: Robin L. Gentry, Member

Eddie Raymon Gentry  
Eddie Raymon Gentry

Diane Motley Barron  
Diane Motley Barron  
By: Eddie Raymon Gentry, attorney in fact  
Attorney in Fact

Clayton Homes Clanton AL



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Shelby Cnty Judge of Probate, AL  
07/26/2017 08:42:34 AM FILED/CERT

State of Alabama

County of Baldwin

I, Roseanna Stallworth, a Notary Public in and for the said County in said State, hereby certify that Perry Don Barron, by Eddie Raymon Gentry as Attorney In Fact, Diane Motley Barron, by Eddie Raymon Gentry as Attorney In Fact, Robin L. Gentry, Eddie Raymon Gentry and E&R Properties, LLC, by Eddie Raymon Gentry and Robin L. Gentry as member, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21 day of July, 2017.

Roseanna Stallworth  
Notary Public, State of Alabama

My Commission Expires:

**My Commission Expires July 25, 2018**



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20170726000267530 4/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
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### Real Estate Sales Validation Form

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

Grantor's Name	Perry Don Barron Eddie Raymon Gentry Robin L. Gentry Diane Motley Barron E & R Properties, LLC Clayton Homes Clanton AL	Grantee's Name	Waylon Kyle McDaniel
Mailing Address		Mailing Address	
Property Address	108 Rose Lane Montevallo, AL 35115	Date of Sale	July 19, 2017
		Total Purchase Price	\$118,548.19
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 of 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 July 19, 2017

Print Eddie Raymon Gentry

Sign

Eddie Raymon Gentry

Form RT-1