



20180406000115460 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
04/06/2018 12:21:01 PM FILED/CERT

**E-RECORDED**

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ID: 2018034511  
County: Jefferson  
Date: 4/6/18 Time: 10:25am

Prepared by:  
Michael D. Brymer  
Massey, Stotser & Nichols, PC  
1780 Gadsden Highway  
Birmingham, AL 35235  
File No.: 20184245

Send Tax Notice To:  
Amberly C. Gentry Robert Clinton  
Gentry  
2986 Altadena Ridge Drive  
Vestavia, AL 35243

# **CORPORATION WARRANTY DEED**

**Joint Tenancy With Right of Survivorship**

State of Alabama  
County of Jefferson

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Six Hundred Sixty One Thousand Seven Hundred Thirty Six Dollars and No Cents (\$661,736.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Clayton Properties Group, Inc.** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **Amberly C. Gentry and Robert Clinton Gentry, wife and husband** (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated in **Jefferson County, Alabama**, to-wit:

Lot 15, according to the Survey of Altadena Ridge, as recorded in Map Book 244, Page 26, in the Office of the Judge of Probate of Jefferson County, Alabama, and Map Book 47, Page 31, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:** (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

Note: \$453,100.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith and \$76000.00 is being paid by the proceeds of a second mortgage loan executed and recorded simultaneously herewith.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself and for its successors or assigns, that Grantor shall not be liable for and Grantee hereby waives and releases Grantor, its officers, agents, employees, directors, shareholders, partners, mortgagees and their respective successors and assigns from any liability of any nature on account of loss, damage, or injuries to buildings, structures, improvements, personal property or the Grantee or any owner, occupants or other person who enters upon any portion of the Property as a result of any past, present or future soil, surface and/or subsurface conditions, known or unknown (including, without limitation, radon, sinkholes, underground mines, tunnels and limestone formation and deposits) under or upon the Property or any Property surrounding, adjacent to or in close proximity with the Property which may be owned by Grantor.

**TO HAVE AND TO HOLD**, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantor by Ashley Miller, as Assistant Secretary who is Authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of April, 2018.

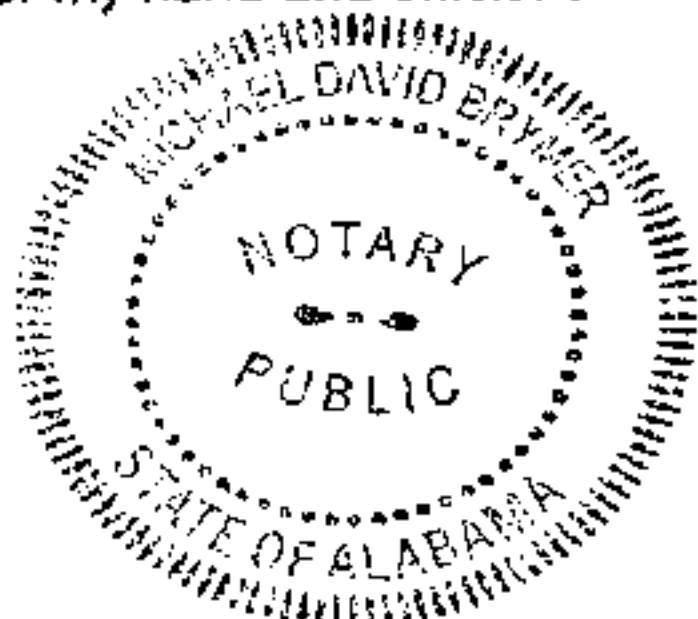
Clayton Properties Group, Inc.

By: Ashley Miller  
Ashley Miller, Assistant Secretary

State of Alabama  
County of Jefferson

I, Michael D Brymer a Notary Public in and for said County in said State, hereby certify that Ashley Miller, whose name as Assistant Secretary of Clayton Properties Group, Inc. a Alabama corporation, 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, as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 4th day of April, 2018:



Michael D. Brymer  
Notary Public: Michael D. Brymer  
My Commission Expires: September 25, 2021

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Clayton Properties Group, Inc.	Grantee's Name	Amberly C. Gentry Robert Clinton Gentry
Mailing Address	3112 Blue Lake Drive, Suite 100 Birmingham, AL 35243	Mailing Address	2146 Kirkman Dr. Hoover, AL 35242
Property Address	2986 Altadena Ridge Drive Vestavia, AL 35243	Date of Sale	April 04, 2018
		Total Purchase Price	\$661,176.00
		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 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 April 04, 2018

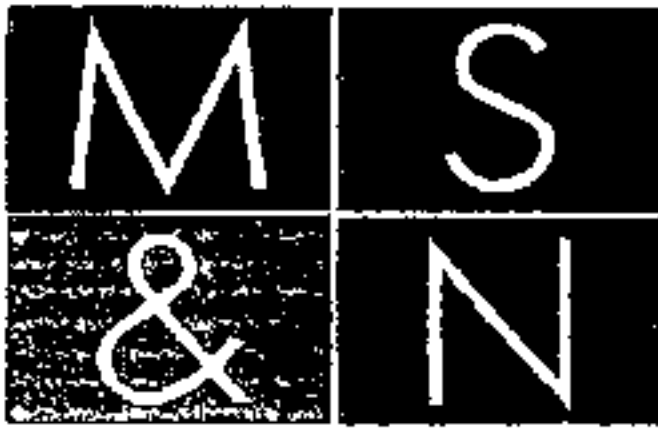
Print Clayton Properties Group, Inc.

Sign By: Ashley Miller  
(Grantor/Grantee/Owner/Agent) circle one  
Ashley Miller, Assistant Secretary

Unattested

(verified by)

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MASSEY, STOTSER & NICHOLS, PC

ATTORNEYS

www.msnattorneys.com

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MICHAEL D. BRYMER

TIMOTHY A. MASSEY  
(1952-2004)

\* ALSO ADMITTED IN TENNESSEE  
+ ALSO ADMITTED IN GEORGIA

April 5, 2018

Jefferson County Judge of Probate  
Shelby County Judge of Probate

RE: Deed dated April 4, 2018 from Clayton Properties Group, Inc. to Amberly C. Gentry and Robert Clinton Gentry and Mortgage from Mr. and Mrs. Gentry to HomeBridge, with simultaneous 2<sup>nd</sup> mortgage to IberiaBank

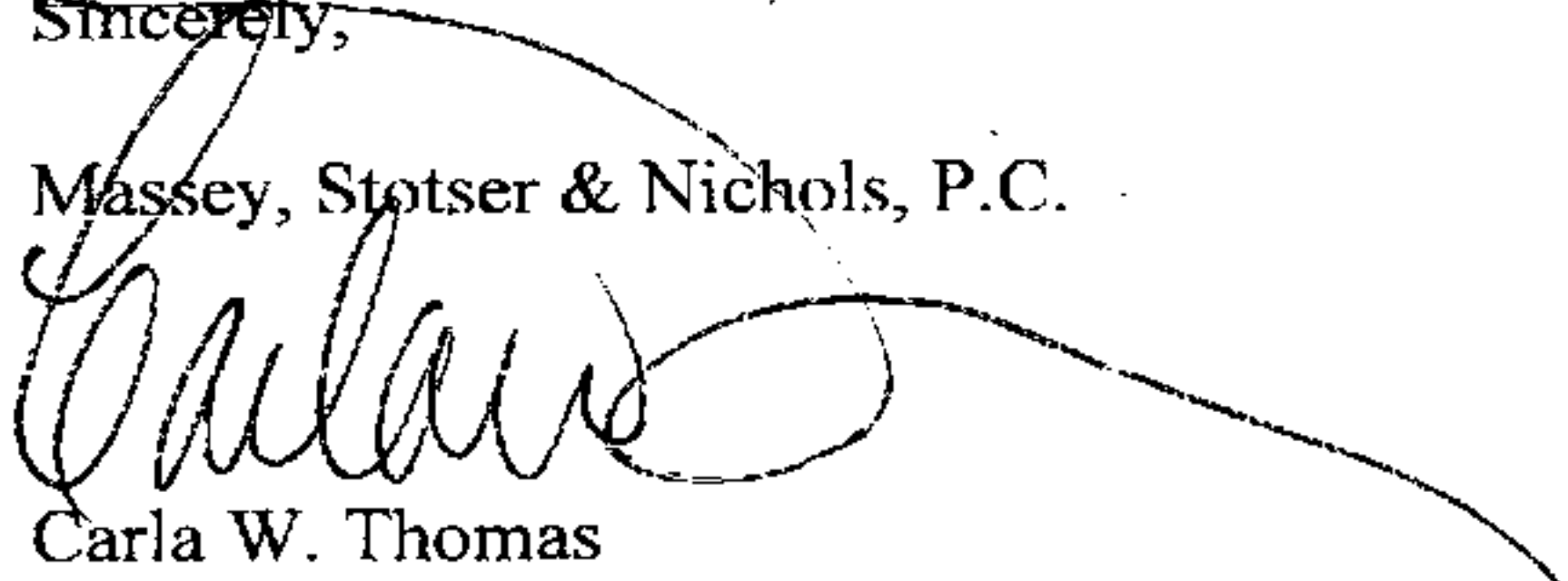
Gentlemen:

Our law firm handled the closing of the above real estate purchase. At closing, we collected the full recording tax of \$133.00 on the deed, \$679.65 on the mortgage and \$114.00 on the 2<sup>nd</sup> mortgage. These amounts are being submitted to Jefferson County Judge of Probate. The property is located 92.00% in Jefferson County and 8.00% in Shelby County, but all of the recording tax was submitted to Jefferson County when the documents were recorded.

Please contact us if you have any further questions or concerns.

Sincerely,

Massey, Stotser & Nichols, P.C.

  
Carla W. Thomas  
Closing Secretary



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/ct  
Enclosure