

Return to:
Amrock
662 Woodward Avenue
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20181101000388270
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CORDEED 1/4

Order Number:
64986669 4738617
3415665458

CORRECTIVE WARRANTY DEED

STATE OF Alabama)
COUNTY OF Shelby)

①

Send Future Tax Notices to:
2455 16th Street
Calera, AL 35040-6348

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **ROBERT L. GENTRY** and **CAROLYN E. GENTRY**, Husband and Wife, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **KEVIN S. GENTRY** and **JAMI L. GENTRY**, Husband and Wife, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 30 in Allendale Subdivision according to Map of said Subdivision which is record in the Probate Office of Shelby County, Alabama in Map Book 4, Page 78.

Subject to building setback lines as shown on recorded map, Map Book 4, Page 78.

Subject to restrictions as set forth in Deed Book 219, Page 297.

Subject to Transmission line permits granted to Alabama Power Company as recorded in Deed Book 98, Page 64; Deed Book 112, Page 57; Deed Book 112, Page 62 and Deed Book 205, Page 29.

Subject to Utility Easement granted to Alabama Power Company and Southern Bell Telephone and Telegraph Company as recorded in Deed Book 219, Page 73.

Subject to Right of Way granted to State Highway Department as recorded in Deed Book 111, Page 371.

Subject to permit granted to Alabama Power Company as recorded in deed Book 236, Page 174.

Prior Deed Reference: Instrument Number 20180326000097470, and Instrument Number 20110301000067940

Parcel ID Number: 352031003025000

Commonly Known As: 2455 16th Street, Calera, AL 35040-6348

Fair Market Value: \$78,820.00.

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The above conveyance includes all structures presently built, constructed, or set on the above described property.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

WHEREAS, the deed recorded as Instrument Number 20180326000097470, erroneously omitted the marital statuses of ROBERT L. GENTRY and CAROLYN E. GENTRY. At of the time of the above-mentioned conveyance, ROBERT L. GENTRY and CAROLYN E. GENTRY were married to each other.

****This deed is being recorded to correct an error in the prior, above-mentioned deed recorded as Instrument Number 20180326000097470, wherein the marital statuses of ROBERT L. GENTRY and CAROLYN E. GENTRY were erroneously omitted.****

The above described property is not the homestead of the Grantors herein or either one of them.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Amrock.

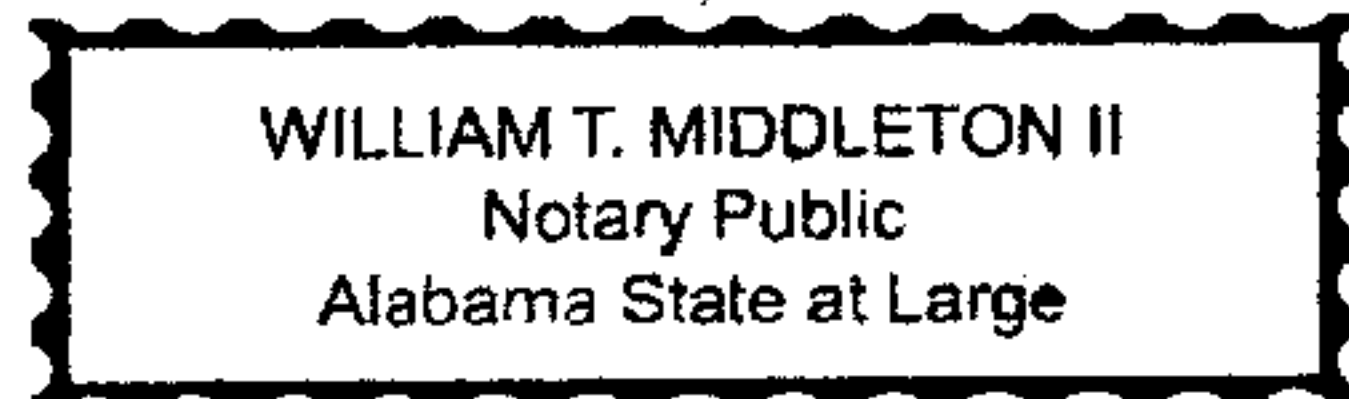
In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

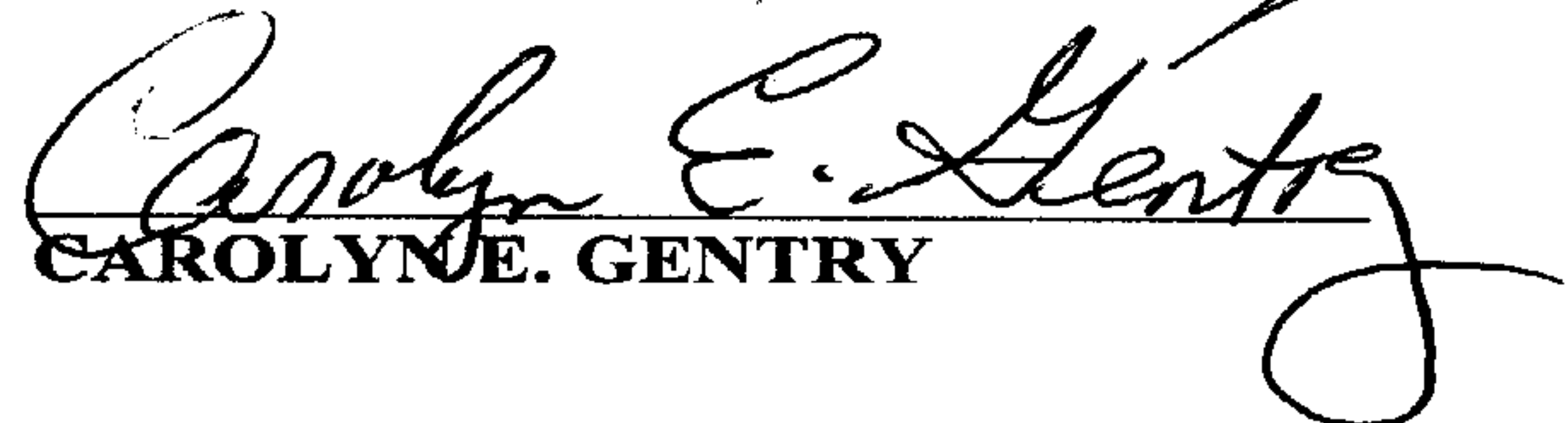
[SPACE INTENTIONALLY LEFT BLANK]

Attached to and becoming a part of Deed between ROBERT L. GENTRY and CAROLYN E. GENTRY, Husband and Wife, as Grantor(s), and KEVIN S. GENTRY and JAMI L. GENTRY, Husband and Wife, as Grantee(s).

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 26 day of October, 2018.

GRANTOR:




ROBERT L. GENTRY

CAROLYN E. GENTRY

STATE OF Alabama)
COUNTY OF Shelby)

I, William T. Middleton II, a Notary Public for the State of Alabama, do hereby certify that ROBERT L. GENTRY and CAROLYN E. GENTRY, whose name 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 26 day of October, 2018.

(NOTARY SEAL)


Notary Public William T. Middleton II
My commission expires: 10/21/2019

This instrument prepared by:
Gregory M. Varner, Esq.
Attorney at Law
215 Narrows Parkway, Suite F
Birmingham, AL 35242
256-354-5464

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

Grantor's Name ROBERT L. GENTRY and CAROLYN E. GENTRY
Mailing Address 715 County Road 726
Calera, AL 35040

Grantee's Name KEVIN S. GENTRY and JAMI L. GENTRY
Mailing Address 2455 16th Street
Calera, AL 35040-6348

Property Address 2455 16th Street
Calera, AL 35040-6348

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 78,820.00

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 10-26-18



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/01/2018 03:30:23 PM
\$25.00 CHARITY
20181101000388270

☐ Unattested

(verified by)

Print Kevin S. Gentry Jami L. Gentry
Kevin S. Gentry Jami L. Gentry
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1