## WARRANTY DEED

STATE OF ALABAMA		
	)	
COUNTY OF SHELBY	)	

Know all men by these presents, that in consideration of the sum of One Hundred Dollars and 00/100 (100.00), the receipt of sufficiency of which are hereby acknowledged, that DAVID K. GENTRY, a married man, and DIANE PRIDGEN, a single woman, hereinafter known as GRANTORS, do hereby bargain, grant, sell and convey unto DAVID K. GENTRY, a married man, hereinafter know as GRANTEE, the following described real property situated in Shelby County, Alabama, to wit:

Lot 1 of Exhibit "A" attached hereto and incorporated by reference as if fully set forth.

Subject to any and all easements, rights of way and restrictions of record.

TO HAVE AND TO HOLD to the Said Grantee for and during his life and upon the death of said Grantee to his heirs and assigns of such survivors forever, together with every contingent remainder and right of reversion.

And the Grantors do for their heirs, executors, and administrators convenant with the Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs; executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of Suly, 2019.

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DIANE PRIDGEN

Shelby County, AL 07/25/2019 State of Alabama Deed Tax: \$81.00

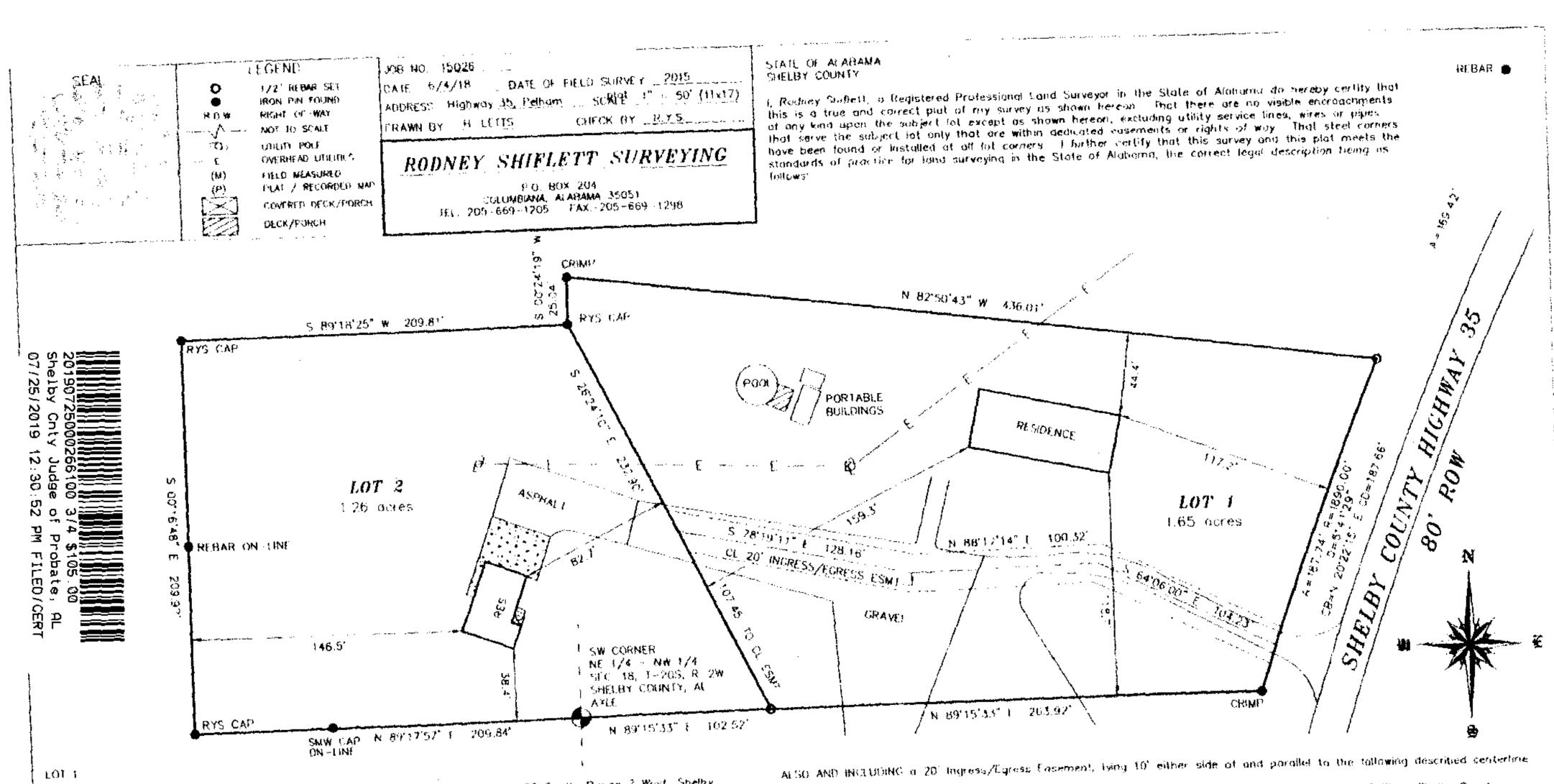
DAVID K. GENTRY

## STATE OF ALABAMA SHELBY COUNTY

\_\_, a Notary Public in and for said County and State, hereby certify that DIANE PRIDGEN whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day the same bears date. **Notary Public** My commission expires\_ walliam, STATE OF ALABAMA SHELBY COUNTY \_, a Notary Public in and for said County and State, hereby certify that DAVID K. GENTRY whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day the same bears date. Notary Public My commission expires\_/

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Exhibit "A"



Commence at the SW Corner of the Ne & of the NW & of Section 18, Township 20 South, Runge 2 West, Shelby County, Alabama; thence N89'15'33"E, a distance of 102.52 to the POINT Of BEGINNING; thence continue along the tost described course, a distance of 263.92" to the Westerly R.D.W. line of Shelby County Highway 15, 80" R.O.W. and the beginning of a non-tangent curve to the right, having a radius of 1890-00, a central angle of 05°41'29°, and subtended by a chord which bears N20'22'15'E, and a chord distance of 187.66'; thence along the arc of soid curve and said R.D.W. line, a distance of 187 /4"; thence N82"50"43"W and leaving said R.D.W. line, a distance of 436.01'; thence \$00'24'19"W, a distance of 25.04', thence \$26'24'10"E, a distance of 232.90' to the POINT OF BEGINNING

Sold Parcel containing 1.65 acres, more or less

A SECTION OF SECURITION OF SECURITION OF SECURITION

1.01 2

BECAN at the SW Corner of the NF K of the NW K of Section 18, Township 20 South, Runge 2 West, Shelby County, Alabama, said point being the POINT OF HE CONNINC; thence N89'15'33"E, a distance of 105.52"; thence N26'24'10'W, a distance of 232 90'; thence 589'18'25"W, a distance of 209.81', thence 500'16'48"E, a distance of 209.97; thence N8917'57"E, a distance of 209.84" to the POINT OF BLGANING

Commence of the SW Corner of the NE & of the NW & of Section 18, Township 20 South, Ronge 2 West, Shelby County. Alabama: thence N80°15'33"E, a distance of 107.52'; thence N25'74'10"W, a distance of 107.45" to the PGN1 OF BEGINNING OF SAID CENTERLINE, thence 578'19'11"E, a distance of 128.16"; thence N88'1. 14"E, a distance of 100 37"; thence 564'06'00"E, a distance of 104.23' to the Westerly R.O.W. tine of Shelby County Highway 35, BO' R.O.W. line, and the POINT OF ENDING OF "AID CENTERUNE

I further certify that I have consulted the Federal insurance Pale Map (FERM) Community Panel #0:1170-0216 L. Zone "X".

dated February 20, 2015 and found that the above described Parcel daes not lie in a flood Mazard Zone.

This florcet shown and described herein may be subject to setbacks, Right of Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

## Real Estate Sales Validation Form

This	Document must be filed in acco	rdance with Code of Alabama 19	75, Section 40-22-1
Grantor's Name	Diane Pridgen	-	David Gentry
Mailing Address	1493 Huy 35	Mailing Address	
	Pelhan AL		76/hgm AL.
	35/24	• • • • • • • • • • • • • • • • • • •	35/09
Property Address	1501 Hwy 35	Date of Sale	7/15/19
	Polhan Al	Total Purchase Price	\$
	35124	OF COLUMN	<b>^</b>
		Actual Value	\$
		Assessor's Market Value	\$ 1601 940 1/2= 80,0
The purchase price	e or actual value claimed on	this form can be verified in th	e following documentary
•	ne) (Recordation of docum		ed)
Bill of Sale	<b>.</b>	Appraisal Other	
Sales Contrac Closing States			•
If the conveyance	document presented for reco	ordation contains all of the rec	quired information referenced
above, the filing of	this form is not required.		
		Instructions	
	nd mailing address - provide t eir current mailing address.	the name of the person or pe	rsons conveying interest
Grantee's name at to property is being	nd mailing address - provide g conveyed.	the name of the person or pe	ersons to whom interest
Property address -	the physical address of the	property being conveyed, if a	vailable.
Date of Sale - the	date on which interest to the	property was conveyed.	
•	ce - the total amount paid for the instrument offered for re		, both real and personal,
conveyed by the in	e property is not being sold, to strument offered for record.  or the assessor's current ma	This may be evidenced by an	, both real and personal, being n appraisal conducted by a
excluding current a responsibility of va	ded and the value must be duse valuation, of the property during property for property ta of Alabama 1975 § 40-22-1	as determined by the local of x purposes will be used and	
accurate. I further	<del>-</del>	atements claimed on this form	ed in this document is true and n may result in the imposition
Date 7 25	19	Print David M. ( Sign David M. ( Grantor/Grante	-entry
Unattested		Sign Devel M	15 to
<u></u>	(verified by)	/Grantor/Grante	e/Owner/Agent) circle one
			Form RT-1

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