

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

## **WARRANTY DEED**

### **STATE OF ALABAMA**

**SHELBY COUNTY**                      KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned E & R Properties, LLC; Eddie Raymon Gentry and wife, Robin L. Gentry (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Billy Wayne Motley (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

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

Subject to covenants, restrictions, conditions, easements, liens, set back lines, and other encumbrances of record.

TO HAVE AND TO HOLD to the said GRANTEE and his heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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.



20200511000182900 1/3 \$46.50  
Shelby Cnty Judge of Probate, AL  
05/11/2020 08:54:41 AM FILED/CERT

Shelby County, AL 05/11/2020  
State of Alabama  
Deed Tax:\$17.50

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

11<sup>th</sup> day of May, 2020.

E & R Properties, LLC

by Eddie R. Gentry  
Eddie R. Gentry as managing member

Eddie Raymon Gentry  
Eddie Raymon Gentry

Robin L. Gentry  
Robin L. Gentry

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eddie Raymon Gentry and Robin L. Gentry, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of May, 2020.

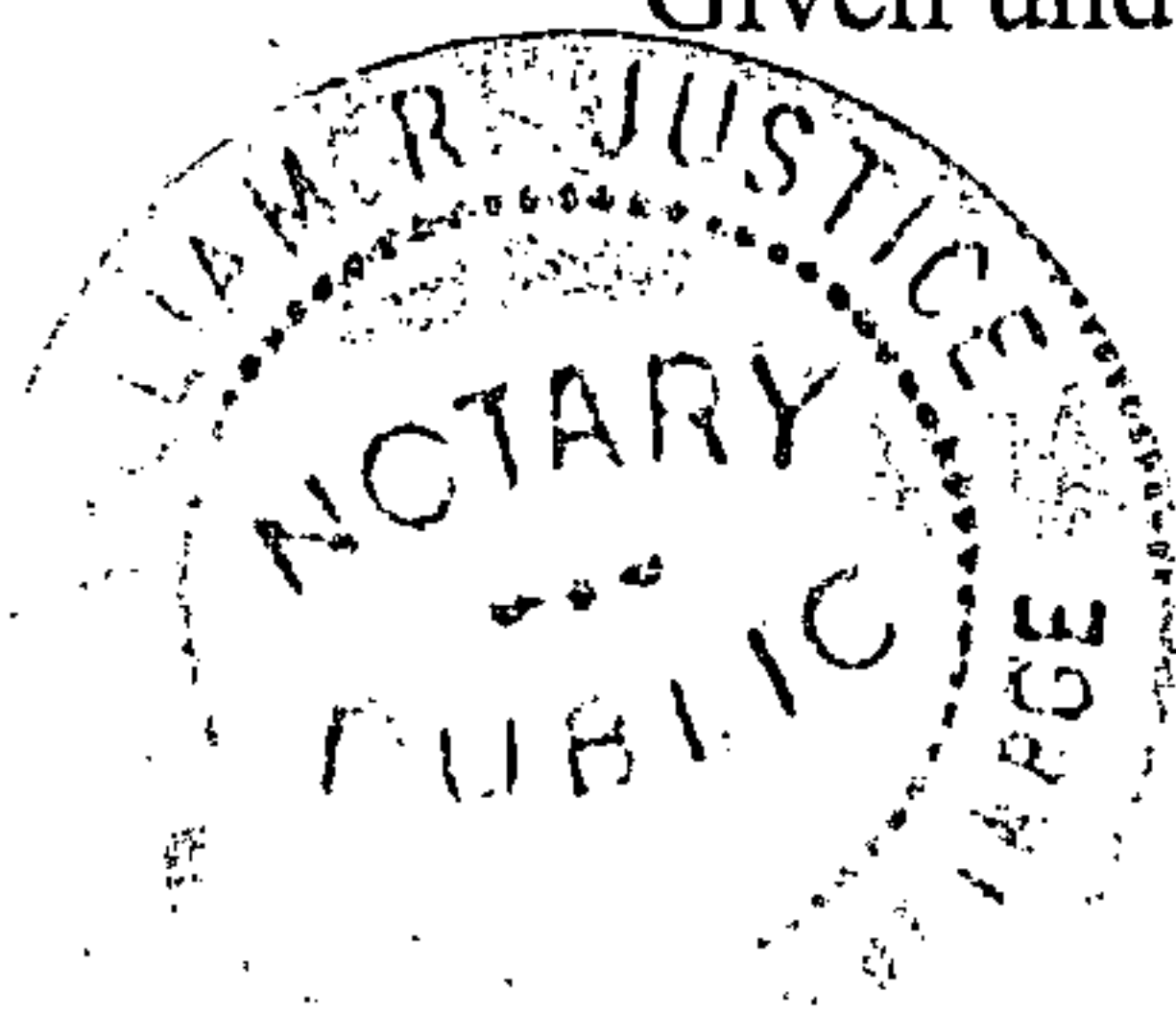


William R. Gentry  
Notary Public  
My commission expires: 9-12-23

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Eddie R. Gentry, whose name as managing member of E & R Properties, LLC, a limited liability company, 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, he as such member and with full authority executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 11<sup>th</sup> day of May, 2020.



William R. Gentry  
Notary Public  
My commission expires: 9-12-23



20200511000182900 2/3 \$46.50  
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 See deed  
Mailing Address 1904 Holmes Ave  
Foley, AL 36535

Grantee's Name Billy ~~Wayne~~ Motley  
Mailing Address 2410 Torrance Rd  
Warrior, AL 35180

Property Address Rose Lane

Date of Sale 5/11/2020  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 17,190.00

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 5/11/2020

Print Eddie Raymon Gentry

Sign Eddie Raymon Gentry

☐ Unattested

(Grantor/Grantee/Owner/Agent) circle one



20200511000182900 3/3 \$46.50  
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Form RT-1