

This Instrument was Prepared by:

Send Tax Notice To: James Gibson
Shannon Gibson

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

File No.: S-22-28513

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Seventy Five Thousand Dollars and No Cents (\$375,000.00)**, 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, **Mark C. Gentry and Katherine B. Gentry**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **James A. Gibson and Shannon D. Bell-Gibson**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

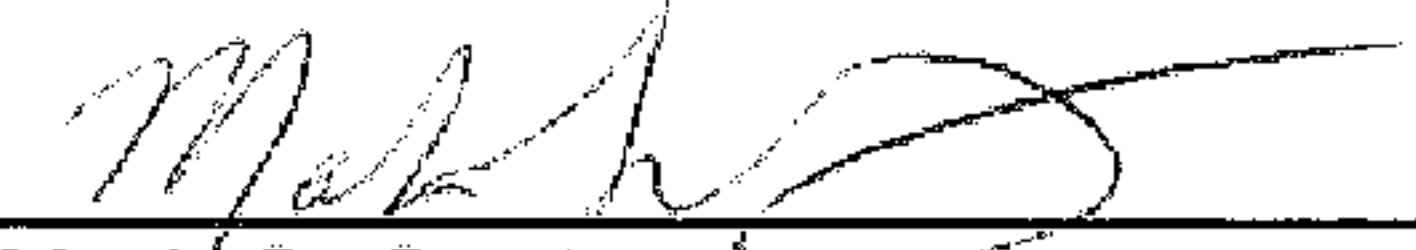
Property may be subject to taxes for 2022 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$300,000.00 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 20th day of September, 2022.


Mark C. Gentry


Katherine B. Gentry

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Mark C. Gentry and Katherine B. Gentry, 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 20th day of September, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

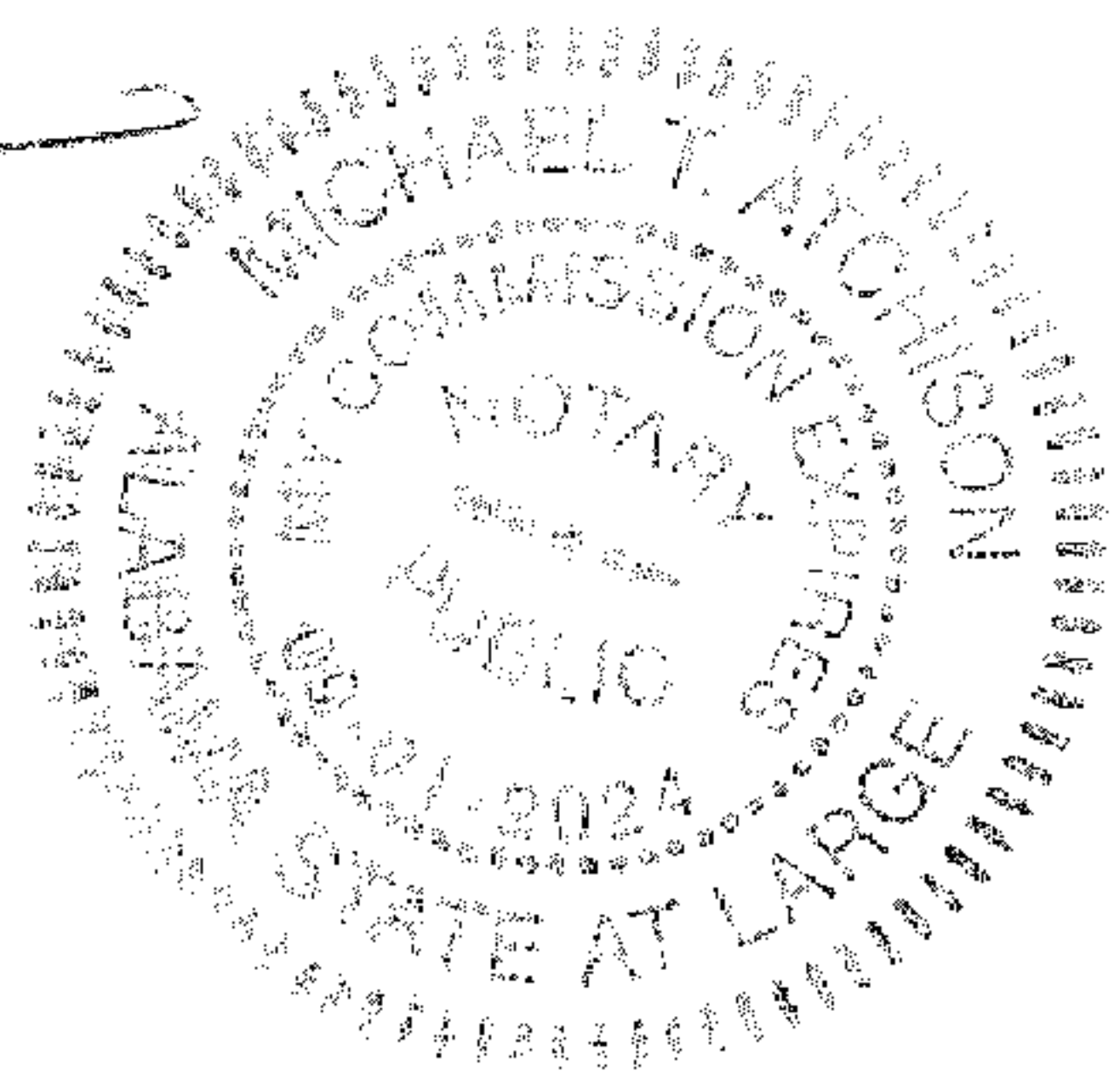


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel in the Southeast Quarter of the Northwest Quarter of Section 21, Township 19 South, Range 2 East in Shelby County, Alabama and being more particularly described as follows: Commence at the Northeast corner of Section 21 and run West along the North line of said section for 1,362.72 feet, thence North 89 degrees, 23 minutes, 28 seconds West along said North line for 1,077.52 feet; thence continue North 89 degrees, 23 minutes, 28 seconds West along said North line for 946.41 feet; thence continue North 89 degrees, 23 minutes, 28 seconds West along said North line for 732.55 feet; thence South 00 degrees, 13 minutes, 22 seconds East for 911.44; thence South 81 degrees, 17 minutes, 20 seconds East for 355.99 feet; thence South 20 degrees, 10 minutes, 34 seconds East for 190.83 feet; thence South 40 degrees, 51 minutes, 20 seconds East for 91.66 feet; thence South 75 degrees, 02 minutes, 01 second West for 140.42 feet to an existing 5/8 inch rebar at the POINT OF BEGINNING; thence South 74 degrees, 53 minutes, 30 seconds West for 350.39 feet to an existing 1/2 inch pipe on the West line of said Quarter-Quarter Section; thence South 00 degrees, 13 minutes, 20 seconds East along said West line for 663.28 feet to a 5/8 inch rebar set on the Northeasterly right-of-way of Shelby County, Road Number 83 (80 foot right-of-way); thence South 60 degrees, 18 minutes, 30 seconds East along said Northeasterly right-of-way for 18.19 feet to a 5/8 inch rebar set on the North right-of-way of Shelby County Road Number 62 (80 foot right-of-way); thence North 60 degrees, 14 minutes, 10 seconds East along said North right-of-way for 466.44 feet to an existing 5/8 inch rebar; thence leaving right of way, run North 29 degrees, 05 seconds West for 137.53 feet to an existing 5/8 inch rebar; thence North 11 degrees, 05 minutes, 50 seconds West for 138.71 feet to an existing 5/8 inch rebar; thence North 44 degrees 08 minutes, 45 seconds West for 119.97 feet to an existing 5/8 inch rebar, thence North 25 degrees, 54 minutes, 00 seconds East for 210.85 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.

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

Grantor's Name	Mark C. Gentry Katherine B. Gentry	Grantee's Name	James Gibson Shannon Gibson
Mailing Address	<u>321 Single-tree Road</u> <u>Harpersville AL 35078</u>	Mailing Address	<u>9696 Hwy 62</u> <u>Vincent AL 35178</u>
Property Address	<u>9696 Highway 62</u> <u>Vincent, AL 35178</u>	Date of Sale	<u>September 20, 2022</u>
		Total Purchase Price	<u>\$375,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 September 15, 2022

Print Mark C. Gentry

 Unattested

Sign *Mark C. Gentry*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/21/2022 09:25:20 AM
\$103.00 JOANN
20220921000363760

Allen S. Bayl

Form RT-1