

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
113 North Main Street
P.O. Box 587
Columbiana, Alabama 35051



20230525000157570 1/3 \$200.00
Shelby Cnty Judge of Probate, AL
05/25/2023 01:29:30 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 Dollar (\$1.00), and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **JOHN E. GENTRY** and wife, **WILLA DEAN GENTRY** (herein referred to as Grantors), do grant, bargain, sell and convey unto our children, **BRUCE E. GENTRY, JAMES B. GENTRY, KATHY LYNN GENTRY,** and **KELLY SELLERS** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

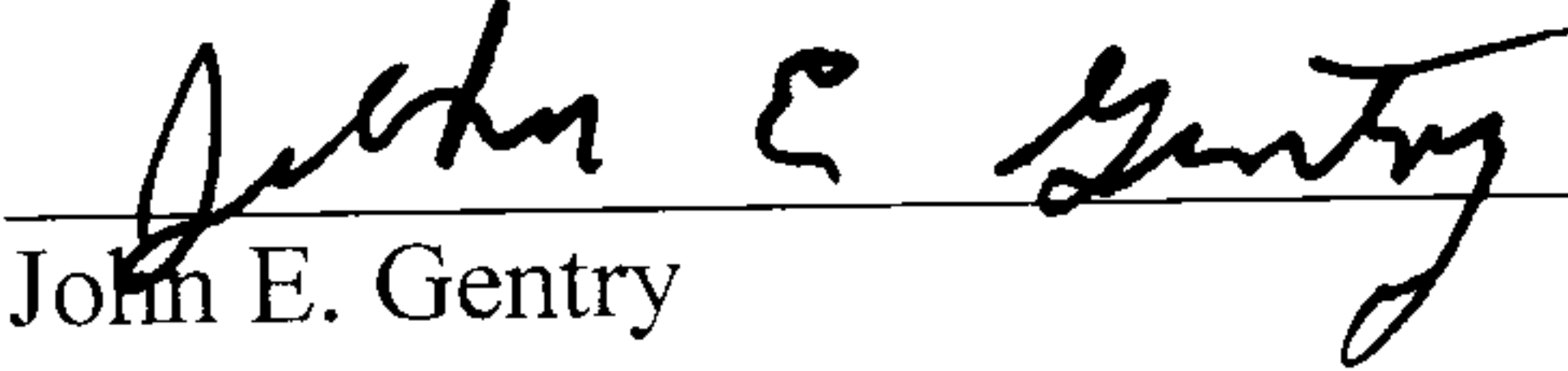
Commence at the Northwest corner of the Northwest Quarter of Southeast Quarter of Section 31, Township 20, Range 1 East and run thence South 443 feet to the point of beginning of the lot herein described; thence continue South along the West line of said quarter-quarter section a distance of 225 feet; thence run East and parallel with the North line of said quarter-quarter section a distance of 565 feet, more or less, to a ditch marking the East line of the Claudie and Annie Mae Hughes property; thence run in a northerly direction along said ditch a distance of 225 feet to the South line of the Willie and Irene Carlisle property; thence run West along the South line of said Carlisle property a distance of 687 feet, more or less, to the point of beginning.

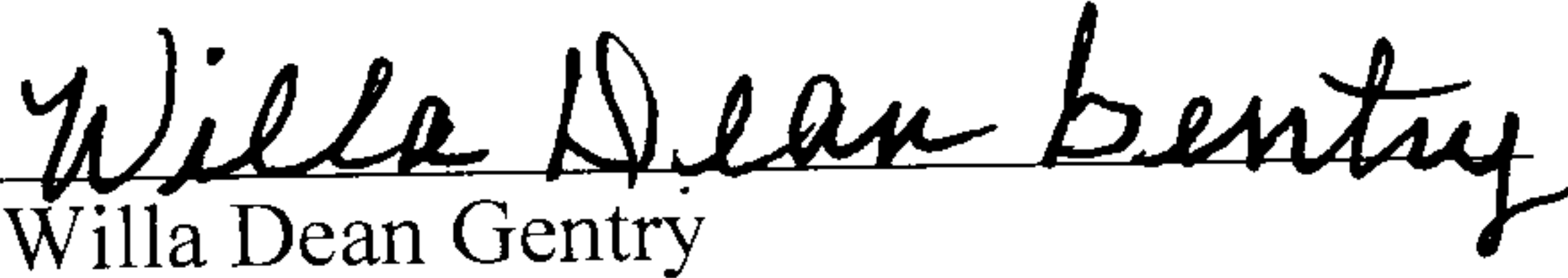
SUBJECT TO life interest and life estate reserved by Grantors.

TO HAVE AND TO HOLD unto 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 24th day of May, 2023.


John E. Gentry

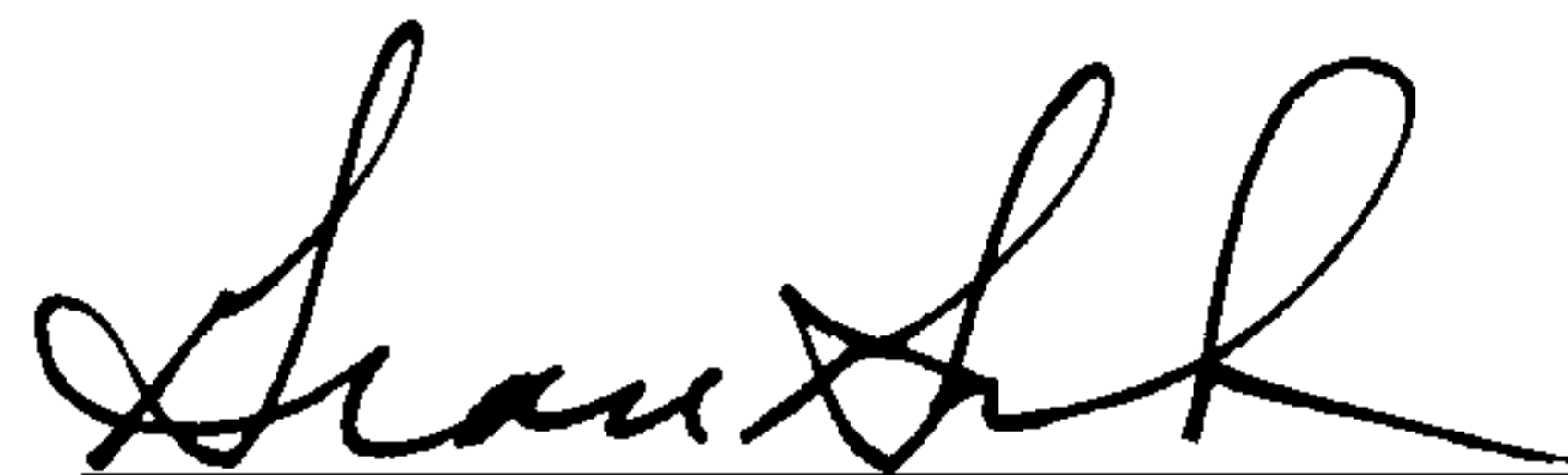

Willa Dean Gentry

STATE OF ALABAMA)
SHELBY COUNTY)


20230525000157570 2/3 \$200.00
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I, the undersigned, a notary public in and for said County, in said State, hereby certify that John E. Gentry and wife, Willa Dean 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 24th day of May,
2023.



Notary Public
My Commission Expires: 8/30/23

Real Estate Sales Validation Form

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

Grantor's Name John E. Gentry & Willa Dean Gentry
Mailing Address 150 Hughes Road
Columbiana, AL 35051

Grantee's Name Bruce E. Gentry, James B. Gentry, Kathy Lynn Gentry, & Kelly Sellers
Mailing Address _____

Property Address 150 Hughes Road
Columbiana, Alabama 35051

Date of Sale May 24, 2023
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 169,880.00

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 5/24/23

Print _____

☐ Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1