



20240506000132570 1/3 \$50.00
Shelby Cnty Judge of Probate, AL
05/06/2024 04:06:48 PM FILED/CERT

Sheriff's Deed

58DV21-901016.00

The State of Alabama, Shelby County

Whereas, an execution issued from the Circuit Court of Shelby County, against Jeremy Dwayne Shears in favor of Kathryn Crawford Gentle on a judgment rendered in said Court at the July Term thereof, 2022, for the sum of Twenty thousand and 00/100 ----- Dollars, besides cost of suit, which said execution came into my hands, as Sheriff of said County, on the 16th day of February, 2024, to execute and return according to law; and, whereas, also, divers other executions issued from the n/a were also placed in my hands, against said n/a to execution and return according to law, as will appear by reference to the records of said court, by virtue of which execution above recited, as also the other said executions, I did, as Sheriff aforesaid, levy upon the following as the property of said Jeremy Dwayne Shears, to wit:

Lot 3, according to the survey of Annex to Parker Subdivision, as recorded in Map Book 7, Page 108, in the Probate Office of Shelby County, Alabama. Parcel identification number is 19-4-18-0-001-022.013.

Of which said levy then and there notice was given said defendant personally, and the said property so levied on, after having been duly advertised for sale, by giving thirty days' previous publication of the time, place, and terms of sale in the Shelby County Reporter, a newspaper published in Columbiana, Alabama, and also by posting at the Courthouse door of said County an advertisement of said sale for thirty days previous, was offered for sale at the Shelby County Courthouse in the City of Columbiana, Alabama between the legal hours of sale, on the 1st Monday in May, 2024, at which said sale Kathryn Crawford Gentle became the purchaser of said property so levied on as aforesaid, for the sum of Twenty one thousand nine hundred twenty eight and 93/100 ---- Dollars, being the highest, best, and last bid for the same.

Now, therefore, Know all Men by the Presents, That for and in consideration of the premises, and of the credit by said Kathryn Crawford Gentle of the sum of Twenty one thousand four hundred sixty one and 01/100 ---- Dollars on the judgment, and advertising payment of Four hundred sixty seven and 92/100 ---- Dollars, I do hereby convey, transfer, and set over to the said Kathryn Crawford Gentle

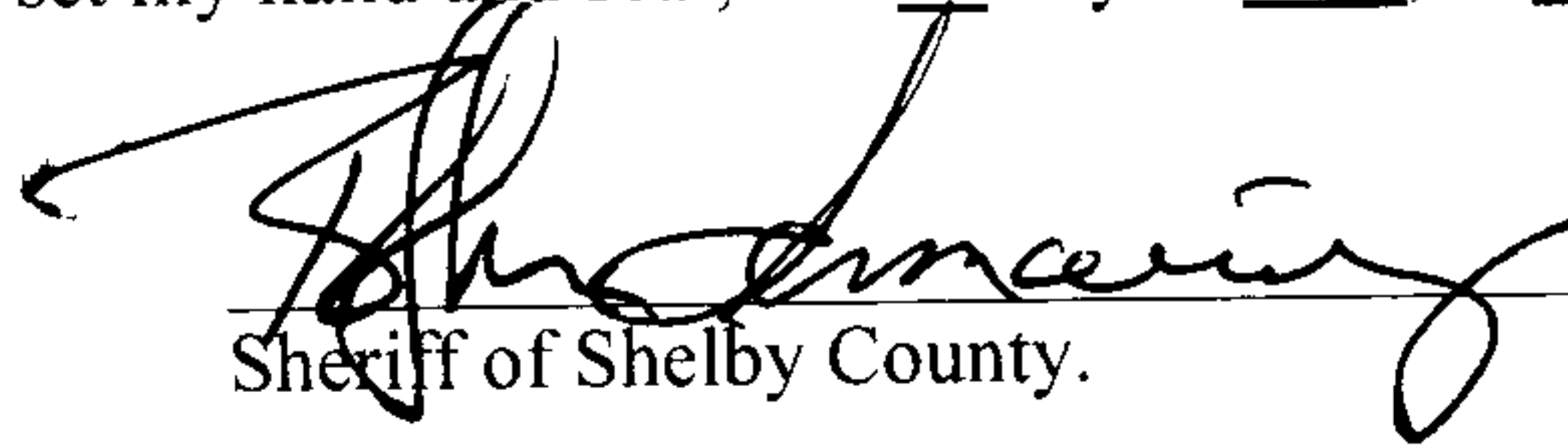
Shelby County, AL 05/06/2024
State of Alabama
Deed Tax: \$22.00



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all the legal right, title, interest, and claim which the said **Jeremy Dwayne Shears** had and held in and to
the foregoing described premises.

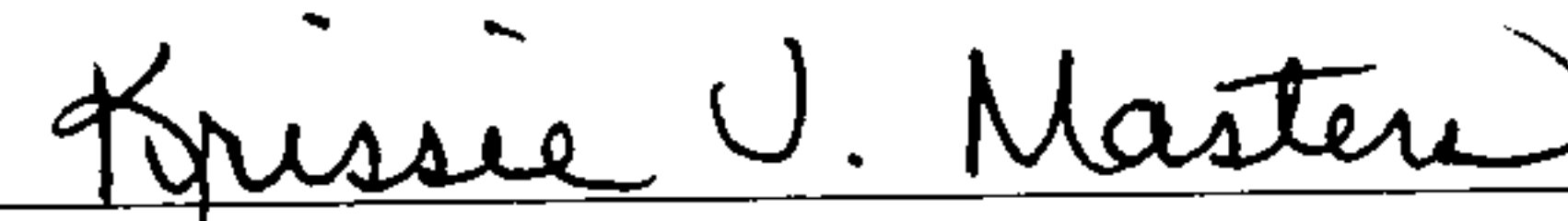
In Witness Whereof, I have hereunto set my hand and seal, this 6th day of May, 2024.

 (Seal)
Sheriff of Shelby County.

The State of Alabama, Shelby County

I, **Krissie Masters**, hereby certify that **John Samaniego**, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand, this 6th day of May, 2024.


Notary Public
My commission expires: 11-16-2024

Real Estate Sales Validation Form

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

Grantor's Name JEREMY DWAYNE SHEARS
Mailing Address 617 Mountain View Dr.
Wilsonville, AL 35186

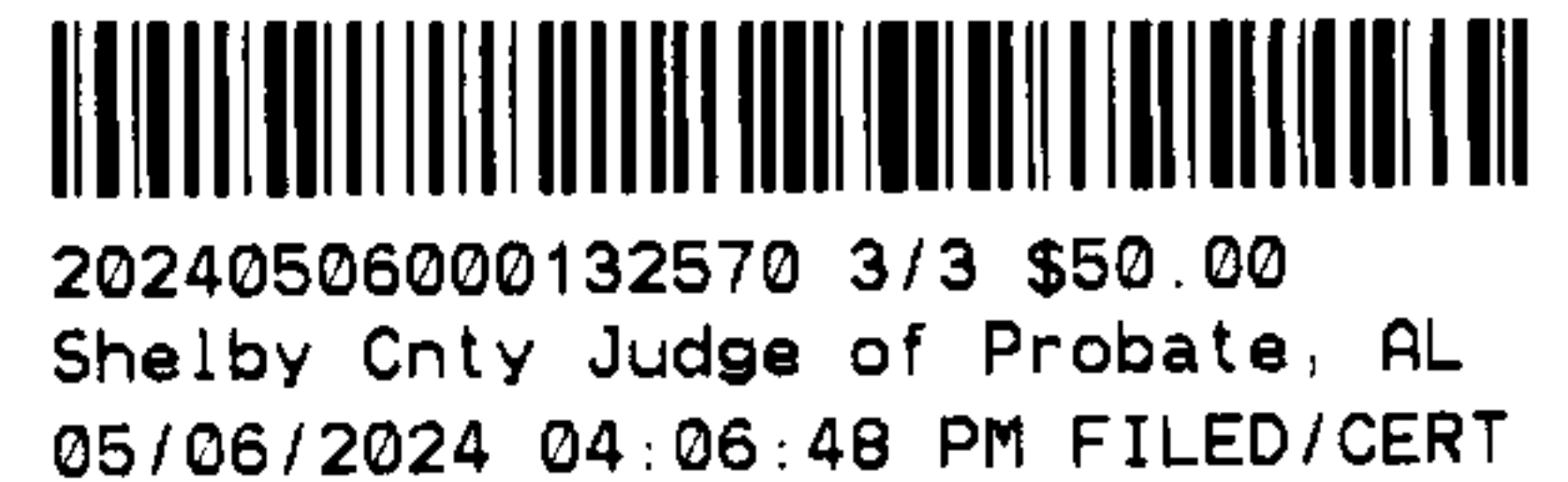
Grantee's Name Kathryn C. Gentle
Mailing Address 3529 Victoria Road
Birmingham, AL 35223

Property Address 617 Mountain View Dr.
Wilsonville, AL
35186

Date of Sale 5/6/2024
Total Purchase Price \$ 21,928.93

or
Actual Value \$

or
Assessor's Market Value \$



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 Sheriff's Deed/Sale

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 5/6/24

Print Kathryn C. Gentle

Sign Kathryn C. Gentle
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1