

Send Tax Notice to:
Paul Gentry and Ashley Gentry
133 Paddington Station
Maylene, AL 35114

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-25-1837

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$285,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Marie Schindler Guess, a widow, Amy Guess Walsh, a married person, Ely Beverly Guess, III, Also Known As Ely Beverly Guess, a married person, and Jennifer Lynn Cripps, an unmarried person (herein referred to as "Grantor," whether one or more),** whose mailing address is

968 Fox Valley Farms Road, Alabaster, AL 35114

by **Paul Gentry and Ashley Gentry (herein referred to as "Grantee," whether one or more),** whose mailing address is

133 Paddington Station, Maylene, AL 35114

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **133 Paddington Station, Alabaster, AL 35114**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$279,837.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

\$14,250.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A SECOND MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

I, Marie Schindler Guess, divest myself from said **LIFE ESTATE** that was being held and recorded in Instrument No. **20220701000262540**.

The property herein conveyed does not constitute the homestead of the Grantors, nor that of their spouses, neither is it contiguous hereto.

Marie Guess is one and the same person as Marie Schindler Guess.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 28th day of March, 2025

Marie Schindler Guess
Marie Schindler Guess

Amy Guess Walsh
Amy Guess Walsh

Ely Beverly Guess, III by Marie Guess, his Agent
Ely Beverly Guess, III by Marie Guess, his Agent

Jennifer Lynn Cripps
Jennifer Lynn Cripps

State of Alabama
County of Shelby

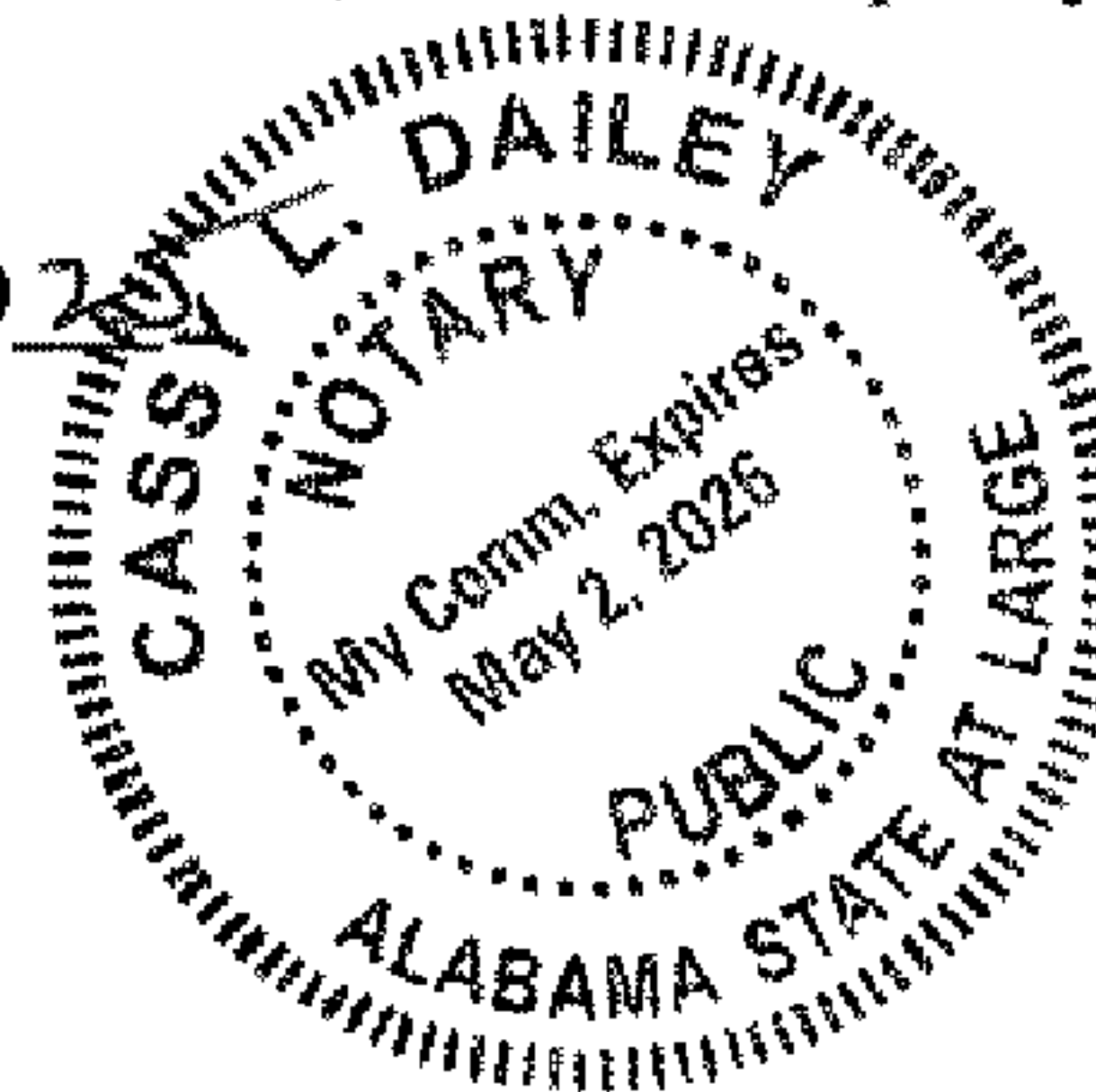
I, Cassy L. Dailey, a Notary Public, hereby certify that **Marie Guess**, whose name(s) is signed as Agent for **Ely Beverly Guess III** to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she/he, in his/her capacity as such Agent, executed the same voluntarily on the day the same bears date.

Given under my hand this 28 day of March, A. D. 2025

Cassy L. Dailey
Notary Public

Cassy L. Dailey
Printed Name

My Commission Expires: 05/02/2026



State of Alabama
County of Shelby

I, Cassy L. Dailey, a Notary Public, hereby certify that **Marie Schindler Guess, Amy Guess Walsh, and Jennifer Lynn Cripps**, 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 this 28 day of March, A. D. 2025

Cassy L. Dailey
Notary Public

Cassy L. Dailey
Printed Name

My Commission Expires: 05/02/2026

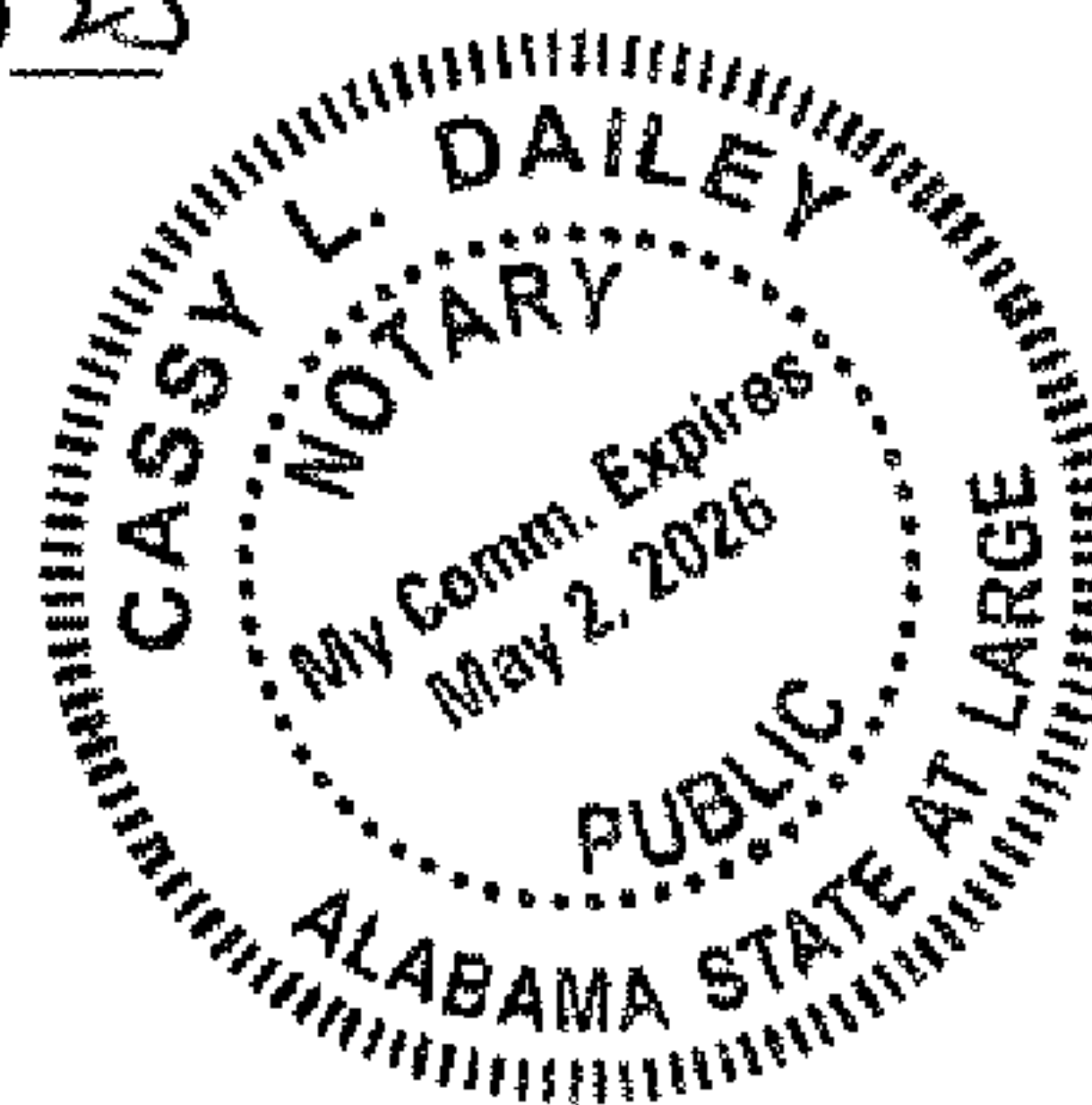
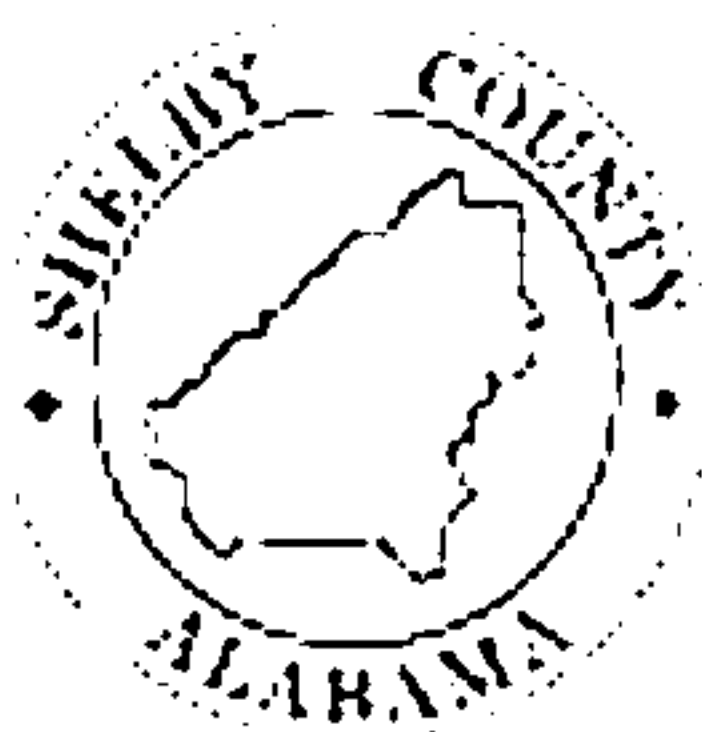


EXHIBIT A

Property 1:

Lot 479, according to the Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 7, as recorded in Map Book 31, Page 147, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/10/2025 02:30:24 PM
\$33.00 JOANN
20250410000107190

Allen S. Bayl

General Warranty Deed — POA - JTROS (AL)