

This Instrument was Prepared by:

Send Tax Notice To: David Gallups

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

Kiyra Leigh Gallups
322 HWY 25E
Columbiana AL 35051

File No.: MV-14-21311

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby



20140722000225370 1/3 \$52.00
Shelby Cnty Judge of Probate, AL
07/22/2014 03:42:35 PM FILED/CERT

That in consideration of the sum of **Two Hundred Eighty Thousand Dollars and No Cents (\$280,000.00)**, 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, **Freeman Keef and Kimberly Keef,, Husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **David Gallups and Kiyra Leigh Gallups**, (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 all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$248,255.00 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 16th day of July, 2014.

Freeman Keef

Kimberly Keef

Shelby County, AL 07/22/2014
State of Alabama
Deed Tax: \$32.00

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Freeman Keef and Kimberly Keef,, 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 16th day of July, 2014.

Notary Public, State of Alabama
Mike T. Atchison

My Commission Expires: October 04, 2016

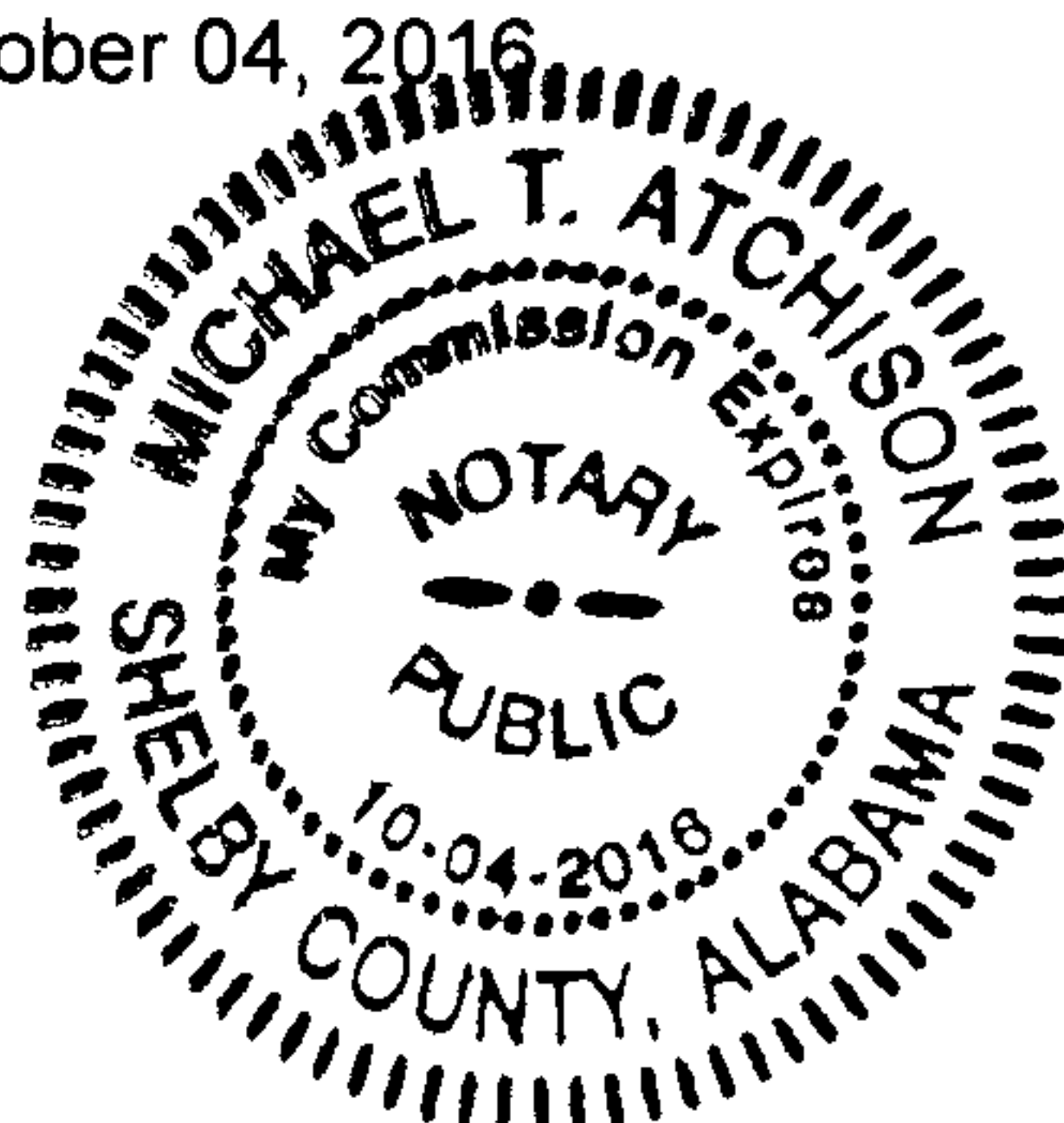


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northwest corner of the NW 1/4 of the SE 1/4, Section 24, Township 21 South, Range 1 West; thence run South along the West line of said 1/4-1/4 section a distance of 390.14 feet to the point of beginning; thence turn an angle of 135 degrees 44 minutes 30 seconds to the left and run a distance of 379.54 feet; thence turn an angle of 75 degrees 35 minutes 56 seconds to the right and run a distance of 420.30 feet to the West right of way line of Alabama State Highway No. 25; thence turn an angle of 76 degrees 10 minutes 29 seconds to the right and run along said Hwy. R/W a distance of 290.85 feet; thence turn an angle of 71 degrees 26 minutes 05 seconds to the right and run a distance of 166.73 feet; thence turn an angle of 53 degrees 19 minutes to the right and run a distance of 148.36 feet; thence turn an angle of 30 degrees 02 minutes to the left and run a distance of 308.73 feet to the point of beginning. Situated in the NW 1/4 of the SE 1/4, Section 24, Township 21 South, Range 1 West, Shelby County, Alabama.



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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	Freeman Keef Kimberly Keef,	Grantee's Name	David Gallups Kiyra Leigh Gallups
Mailing Address	<u>322 Highway 25 E</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>322 Hwy 25 East</u> <u>Columbiana AL 35051</u>
Property Address	<u>322 Highway 25 E</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>July 16, 2014</u>
		Total Purchase Price	<u>\$280,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale <input checked="" type="checkbox"/> Sales Contract <input type="checkbox"/> Closing Statement	<input type="checkbox"/> Appraisal <input type="checkbox"/> Other
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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 July 15, 2014

 Unattested

AW
(verified by)

Print Mike T. Atchison

Sign Mike T. Atchison
(Grantor/Grantee/Owner/Agent) circle one

