

This Instrument was Prepared by:

Send Tax Notice To: Terry Gallups

3870 Hwy 30  
Wilsonville AL 35186

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: S-15-22009

**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 **Twenty Eight Thousand Dollars and No Cents (\$28,000.00)**, 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, **Ben Lavender and Louise Lavender**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Terry Gallups** and **Vicki Gallups** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 3752 Highway 30, Wilsonville, AL 35186**; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

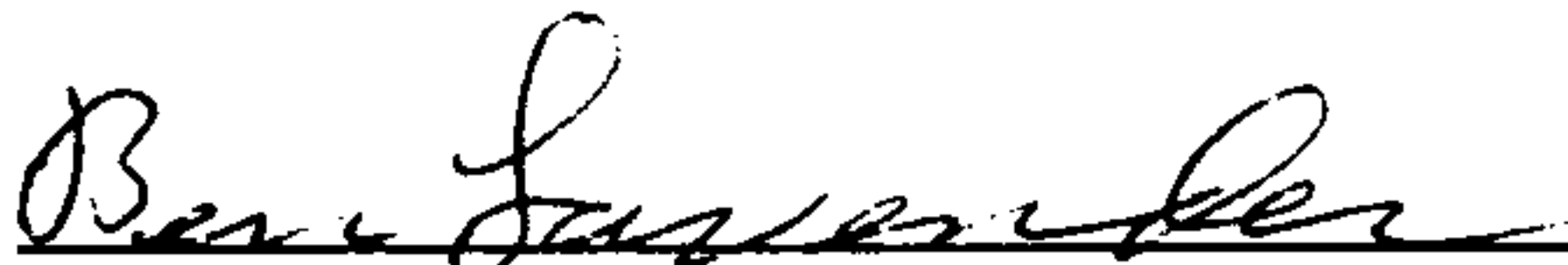
**Property may be subject to taxes for 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**


**\$0.00** 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 23rd day of March, 2015.

  
Ben Lavender

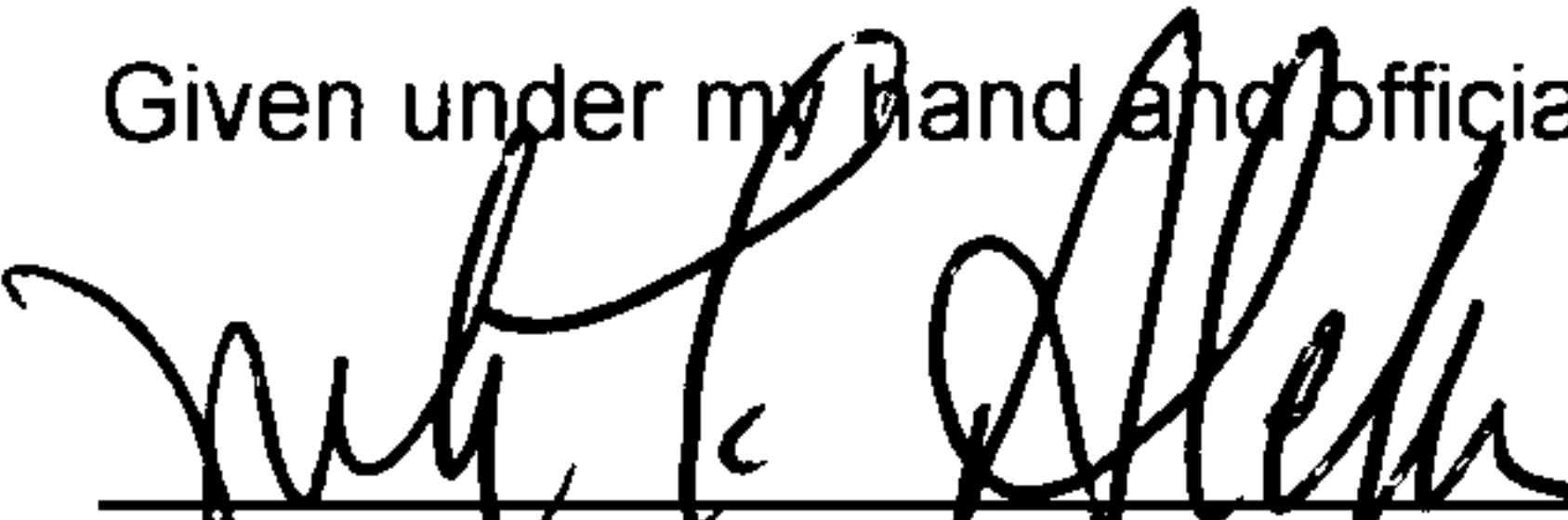
  
Louise Lavender

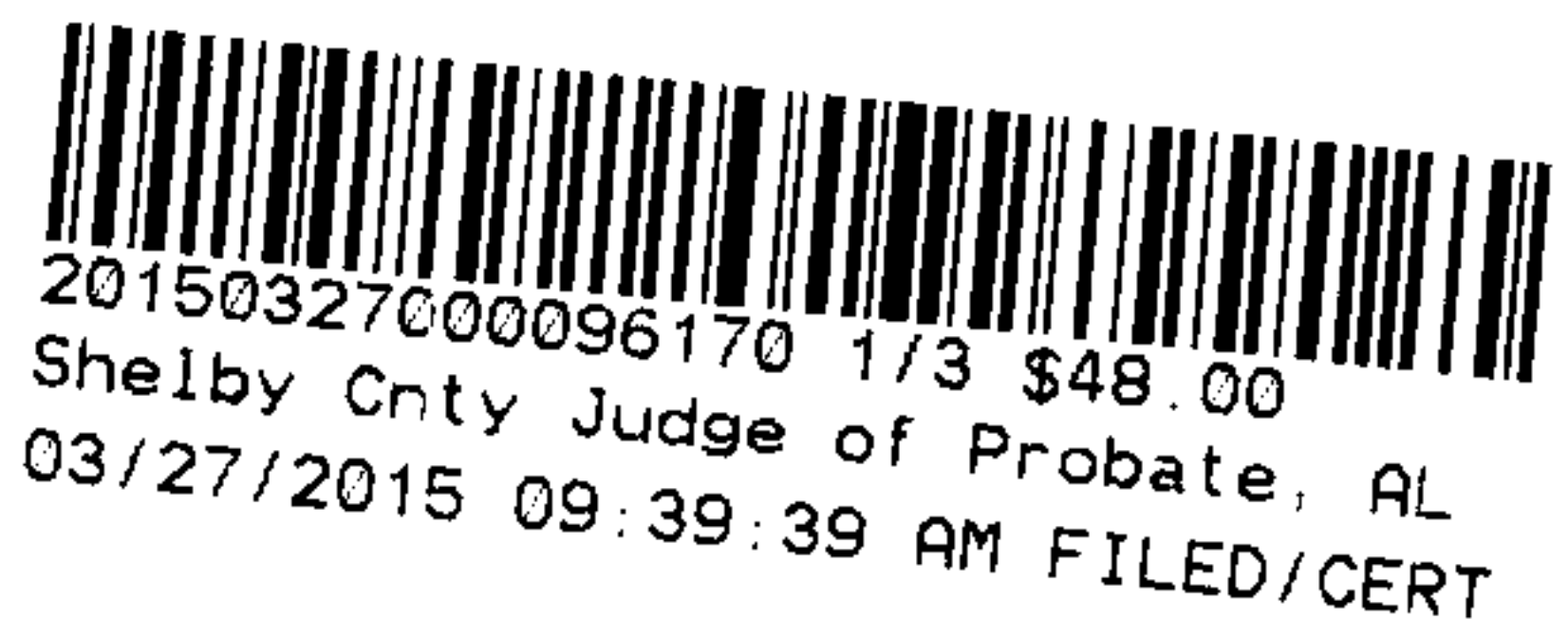
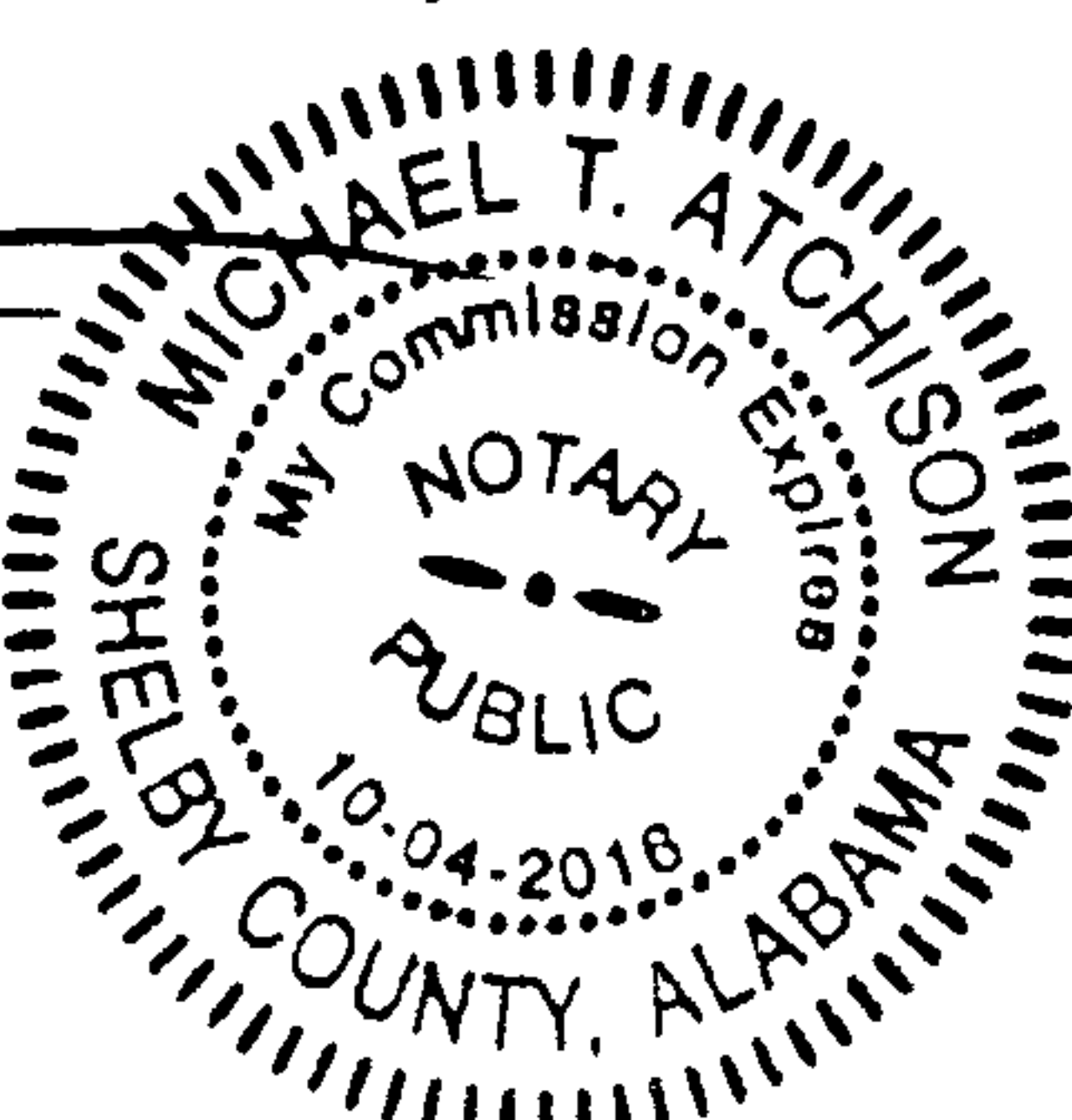
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Ben Lavender and Louise Lavender, 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 23rd day of March, 2015.


  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: October 04, 2016



Shelby County, AL 03/27/2015  
State of Alabama  
Deed Tax: \$28.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A lot in Section 21, Township 21 South, Range 1 East, described as: Commence at the Northeast corner of Section 21, Township 21 South, Range 1 East, turn a deflection angle of 90 degrees 08 minutes 07 seconds to the left and run a distance of 235.02 feet; thence turn a deflection of beginning; thence continue in the same direction a distance of 276.37 feet; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the right and run a distance of 306.62 feet to the South right of way line of Shelby County Highway No. 30; thence turn a deflection angle of 115 degrees 48 minutes 51 seconds to the right and run along said highway right of way a distance of 223.41 feet; thence turn a deflection angle of 00 degrees 25 minutes 53 seconds to the right and continue along said highway right of way a distance of 94.30 feet to the point of beginning. Situated in Shelby County, Alabama.

  
20150327000096170 2/3 \$48.00  
Shelby Cnty Judge of Probate, AL  
03/27/2015 09:39:39 AM FILED/CERT

**Real Estate Sales Validation Form**

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

Grantor's Name	<u>Ben Lavender</u> <u>Louise Lavender</u>	Grantee's Name	<u>Terry Gallups</u> <u>3870 Hwy 30</u>
Mailing Address	<u>PO Box 823</u> <u>Columbiana AL 35051</u>	Mailing Address	<u>Wilsonville AL 35186</u>
Property Address	<u>3752 Highway 30</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>March 23 2015</u>
		Total Purchase Price	<u>\$28,000.00</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 type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 March 10, 2015

Print Mike T. Atchison

Unattested

AL  
(verified by)

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

