

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

WARRANTY DEED, LIFE ESTATE, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Terry Gallups and wife, Vicki Gallups (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Bobby J. Buse and Edna Buse (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor for his or her lifetime, a life estate only in and to the following described real estate situated in Shelby County, Alabama to-wit:

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; thence run West along the North line of said Section 21 a distance of 235.02 feet; thence turn a deflection angle of 90 degrees 08 minutes 07 sec. to the left and run a distance of 1.98 feet to the point 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 182.51 feet; thence turn a deflection angle of 63 degrees 49 minutes 46 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.

Subject to existing easements, restrictions, covenants, conditions, rights of way, and encumbrances of record.

GRANTEE covenants to keep the property in good repair and to pay utilities and insurance. Upon the death of the second GRANTEE to die, title shall revert to GRANTOR.

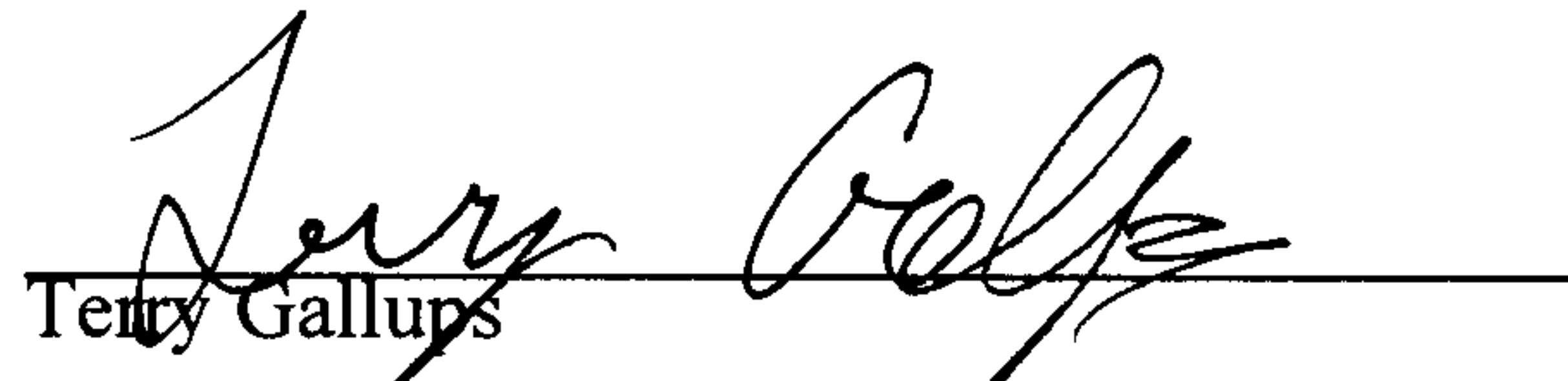
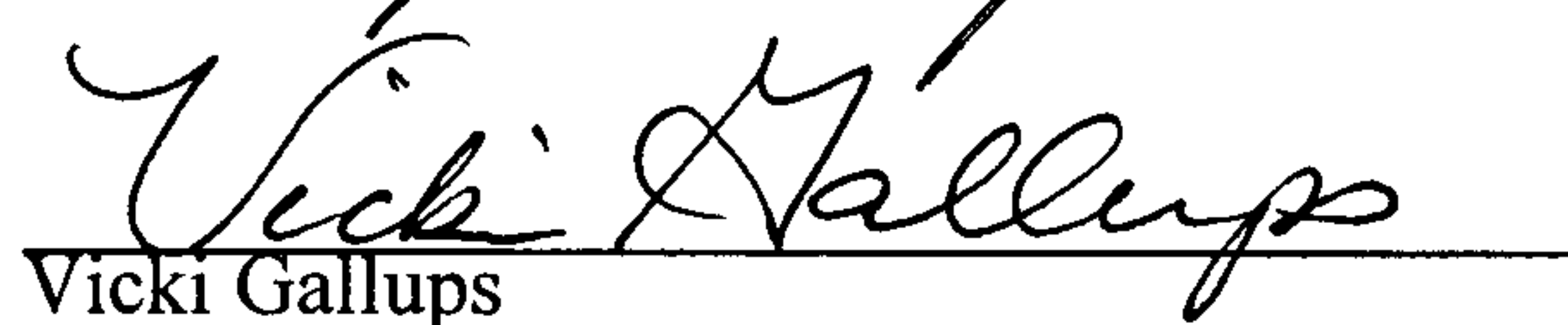
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them, then to the survivor for his or her lifetime.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is

lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 16th day of September, 2016.


20160928000355220 2/3 \$126.50
Shelby Cnty Judge of Probate, AL
09/28/2016 11:22:25 AM FILED/CERT


Terry Gallups

Vicki Gallups

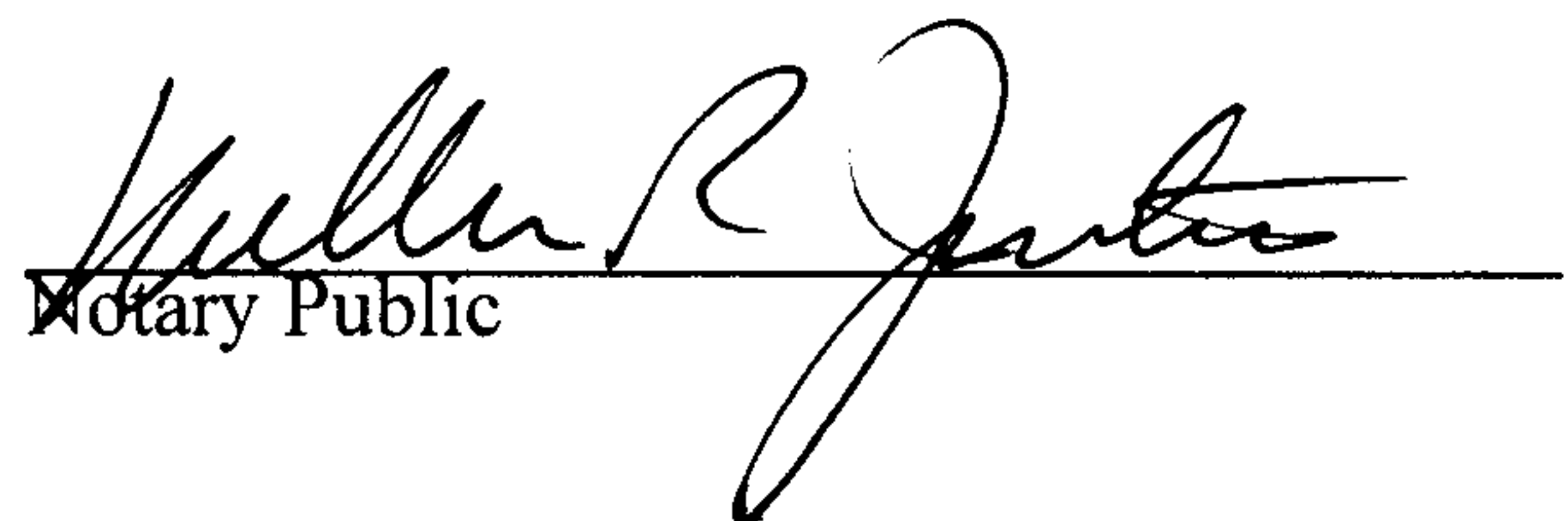
STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry Gallups and Vicki Gallups, 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 16th day of September, 2016.




Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Terry & Vicki Gallups
Mailing Address 3876 Hwy 30
Wilsonville, AL 35186

Grantee's Name Bobby & Edna Buse
Mailing Address 3182 Hwy 30
Wilsonville, AL 35186

Property Address Hwy 30
Wilsonville, AL

Date of Sale 9-16-16
Total Purchase Price \$ _____



20160928000355220 3/3 \$126.50
Shelby Cnty Judge of Probate, AL
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or
Actual Value \$ _____

or
Assessor's Market Value \$ 105,440

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 9-16-16

Print Terry Gallups

☐ Unattested

X Sign Terry Gallups

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1