

This Instrument was Prepared by:

Send Tax Notice To: David Charles Oakes
April Janine Oakes

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

150 Joal Lane
Wilsonville AL 35186

File No.: MV-20-26667

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 **Two Hundred Sixty Thousand Dollars and No Cents (\$260,000.00)**, 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, **The Estate of Porter Harlen Gallups, Probate Case #2008-000524, in the Probate Office of Shelby County, Alabama,** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **David Charles Oakes and April Janine Oakes,** (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 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$250,000.00 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 November, 2020.

THE ESTATE OF PORTER HARLEN GALLUPS,
PROBATE CASE #2008-000524, IN THE PROBATE
OFFICE OF SHELBY COUNTY, ALABAMA

Patricia Sue Howe
Patricia Sue Howe
Personal Representative

State of Alabama

County of Shelby

I, Michael T. Atchison a Notary Public in and for the said County in said State, hereby certify that Patricia Sue Howe as Personal Representative of The Estate of Porter Harlen Gallups, Probate Case #2008-000524, in the Probate Office of Shelby County, Alabama, 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 November, 2020.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

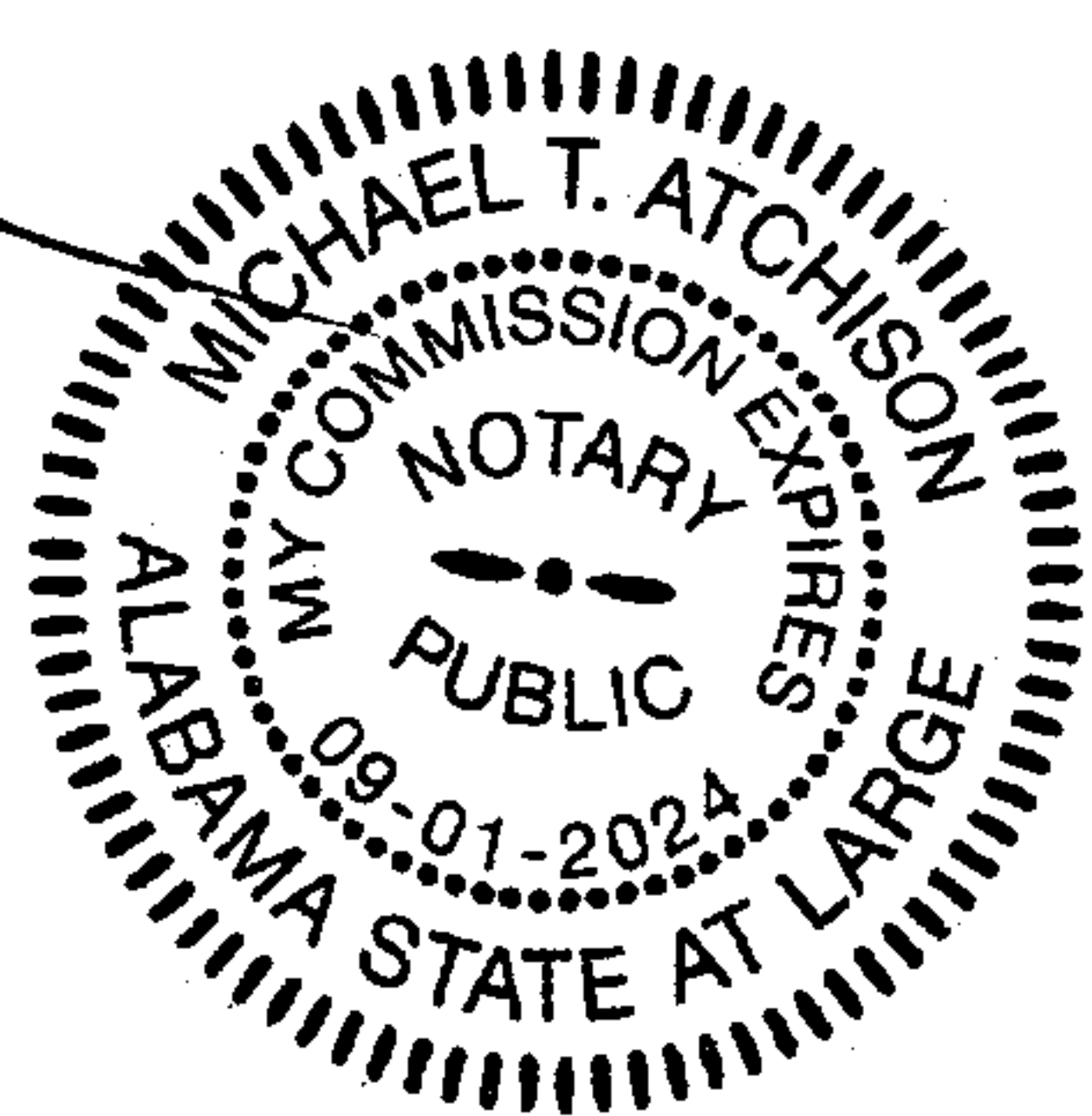


EXHIBIT "A" – LEGAL DESCRIPTION

Parcel 1:

Commence at the NW Corner of the SW 1/4 of the SE 1/4 of Section 8, Township 21 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S89°56'05"E for a distance of 1322.61' to the NE Corner of above said SW 1/4 of the SE 1/4 of said Section 8; thence N89°38'56"E for a distance of 658.07'; thence S00°04'32"E for a distance of 852.00'; thence N89°37'49"E for a distance of 630.61' to the Westerly R.O.W. line of Shelby County Highway 5; thence S01°12'50"W and along said R.O.W. line for a distance of 64.93'; thence N89°51'55"W and leaving said R.O.W. line for a distance of 617.85'; thence S05°15'37"W for a distance of 210.45'; thence S05°47'58"W for a distance of 209.66'; thence N89°50'48"W for a distance of 1956.28' to the SW Corner of above said SW 1/4 of the SE 1/4 of said Section 8; thence N00°09'20"E for a distance of 1321.78' to the POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name	The Estate of Porter Harlen Gallups, Probate Case #2008-000524, in the Probate Office of Shelby County, Alabama	Grantee's Name	David Charles Oakes April Janine Oakes
Mailing Address	531 Highway 48 Wilsonville, AL 35186	Mailing Address	<u>150 Joal Ln</u> <u>Wilsonville, AL 35186</u>
Property Address	1125 Hwy 5 Wilsonville, AL 35186	Date of Sale	November 16, 2020
		Total Purchase Price	\$260,000.00
		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 November 16, 2020

Print The Estate of Porter Harlen Gallups, Probate Case #2008-000524, in the Probate Office of Shelby County, Alabama

____ Unattested

(verified by)

Sign Patricia Sue Hane
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/17/2020 07:39:35 AM
\$288.00 CHARITY
20201117000523710

Form RT-1

Alvin S. Boyd