

This form provided by  
**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**  
P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

**SEND TAX NOTICE TO:**  
(Name) Brian T. Jennings  
(Address) 105 W. Wood Lane  
Columbiana, Ala 35051

This instrument was prepared by: **MIKE T. ATCHISON**  
P. O. Box 822  
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99  
**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** - Stewart Title Insurance Corp. of Houston, TX

**STATE OF ALABAMA**  
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS** Inst # **2001-12844**

That in consideration of Fifty Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we  
Terry Gallups and wife, Vicki Gallups  
**04/06/2001-12844**  
**07:30 AM CERTIFIED**  
**SHELBY COUNTY JUDGE OF PROBATE**  
**001 DLH 26.00**

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Brian T. Jennings and Chanda D. Jennings

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

Commence at the Southwest corner of the SE 1/4 of the SE 1/4 of Section 16, Township 21 South, Range 1 East, being an iron rebar found in place; thence proceed in a Northerly direction along the West boundary line of said Quarter-Quarter Section for a distance of 462.86 feet to a point, iron pin, being the point of beginning of the parcel of land herein described; thence continue in the same direction along said West boundary of said Quarter-Quarter Section for a distance of 157.26 feet to a point, iron pin; thence turn an angle of 91 degrees 35 minutes 27 seconds to the right and run for a distance of 742.33 feet; thence 103 degrees 31 minutes 53 seconds right run Southerly for 563.43 feet to the Northerly right of way line of County Highway #30 and a curve concaved Southerly, having a radius of 11974.48 feet and a central angle of 0 degrees 07 degrees 45 minutes; thence 73 degrees 45 minutes 10 seconds right to chord of said curve run along said curve 27.01 feet; thence continue along said right of way and tangent to said curve for 357.92 feet to a point, iron pin; thence turn an angle of 91 degrees 12 minutes 47 seconds to the right and run 420.00 feet to a point, iron; thence turn an angle of 91 degrees 19 minutes to the left and run for a distance of 210 feet to the point of beginning.  
According to survey of Thomas E. Simmons, dated December 12, 2000.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of way and permits of record.

\$35,000.00 of the above recited purchase price was paid from a purchase money mortgage recorded simultaneously herewith.

Vicki Gallups is one and the same as Vicky Gallups.

**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

IN WITNESS HEREOF, we have hereunto set our hand(s) and seal(s), this 4th day of April, 2001.

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Terry Gallups (Seal)  
Vicki M. Gallups (Seal)  
Vicki Gallups

**STATE OF ALABAMA**  
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Terry Gallups and Vicki Gallups whose name s 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 4th day of April, A.D. 2001

My Commission Expires: 10/16/04 Notary Public.