

107254

Shelby County, AL 08/30/2007
State of Alabama
Deed Tax: \$166.00

20070830000409730 1/2 \$180.00
Shelby Cnty Judge of Probate: AL
08/30/2007 01:28:26PM FILED/CERT

SEND TAX NOTICE TO:
Randy K. Gallups and Jeanie
Gallups
11143 Gallups Crossroad
Harpersville, Alabama 35078

This instrument was prepared by:
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten dollars and no cents (\$10.00)**

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,

Amy Marie Kent, an unmarried woman(herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto
Randy K. Gallups and wife, Jeanie Gallups(herein referred to as GRANTEE(S)), as joint tenants, with right of
survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL I:

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 89 DEGREES 57 MINUTES 49 SECONDS EAST A DISTANCE OF 6.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREE 13 MINUTES 01 SECONDS WEST, A DISTANCE OF 165.01 FEET; THENCE NORTH 89 DEGREES 09 MINUTES 42 SECONDS EAST, A DISTANCE OF 209.80 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 31 SECONDS EAST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 42 SECONDS WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 01 SECONDS EAST, A DISTANCE OF 469.90 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 11 SECONDS EAST A DISTANCE OF 290.40 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 01 SECONDS EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 11 SECONDS WEST, A DISTANCE OF 290.40 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 01 SECONDS EAST, A DISTANCE OF 190.00 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 30 SECONDS EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 01 SECONDS EAST, A DISTANCE OF 75.33 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 30 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 01 SECONDS EAST A DISTANCE OF 74.67 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 39 SECONDS EAST, A DISTANCE OF 1,320.79 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 23 SECONDS WEST, A DISTANCE OF 1,332.09 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 49 SECONDS WEST, A DISTANCE OF 1,301.94 FEET TO THE POINT OF BEGINNING. ACCORDING TO THE SURVEY OF RODNEY SHIFLETT, DATED APRIL 25, 2007.

LESS AND EXCEPT, PROPERTY CONVEYED IN INSTRUMENT 2005062000030528, RECORDED IN PROBATE OFFICE, SHELBY COUNTY, ALABAMA.

Subject to:

1.) Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

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 WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **August 24, 2007**

_____(Seal)

Amy Marie Kent (Seal)
Amy Marie Kent

_____(Seal)

_____(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amy Marie Kent, an unmarried woman, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of August, 2007.

Richard B. McClelland
Notary Public.
Richard B. McClelland
My Commission Expires: 10-19-2010

