

STATE OF ALABAMA

COUNTY OF SHELBY

Warranty Deed

Jointly with Right of Survivorship

Know all Men by these Presents: That, in consideration of Nineteen Thousand and No/100 Dollars (\$19,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, and other good and valuable consideration to it in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **GAIL GALLUPS A/K/A GAIL VINSON, AN UNMARRIED WOMAN**, having an address of 295 Elm Street, Santa Rosa Beach, FL 32459 (together herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **ANDREW EARL PORTER COLE-TYSON and ASHLEY B. COLE-TYSON**, having an address of 249 Lacey Avenue, Maylene, AL 35114 (herein referred to as "Grantee" whether one or more) all of Grantor's interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at a point where the South right of way line of Alabama Highway 119 intersects with the centerline of Shoal Creek, said point being in the SE 1/4 of the NW 1/4, Section 15, Township 22 South, Range 3 West; thence run Southeasterly along said centerline of Shoal Creek for 136 feet, more or less; thence Southwesterly along a fence line 413 feet to a fence corner; thence Westerly along a fence line 158.3 feet to a point on the South right of way of said Highway 119; thence Northerly along said right of way for 200.20 feet; thence turn 90° right and run 60 feet; thence turn 90° left and continue along same said right of way 176.98 feet to the point of beginning; situated in Shelby County, Alabama.


SUBJECT TO: Taxes for the current year and subsequent years which are liens not yet due and payable, and any and all restrictions, easements, exceptions, reservations and rights of way of record, if any.

Property Address: **2584 HIGHWAY 119, MONTEVALLO, AL 35115**

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage in the amount of **\$15,200.00** being executed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantees as joint tenants with right of survivorship 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 successors and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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20140103000002480 1/2 \$36.00
Shelby Cnty Judge of Probate, AL
01/03/2014 09:11:51 AM FILED/CERT

Shelby County, AL 01/03/2014
State of Alabama
Deed Tax: \$19.00

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantee, his heirs and assigns, that she is lawfully seized in fee simple of said premises, that the premises is free from all encumbrances except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons claiming by and through Grantor.

In Witness Whereof, the said Grantor has set her hand and seal this 20th day of December, 2013.

Gail Vinson
GAIL GALLUPS A/K/A GAIL VINSON

STATE OF Florida
Walton COUNTY

I, Dina S Wade, a Notary Public in and for said County in said State, hereby certify that GAIL GALLUPS A/K/A/ GAIL VINSON is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, she executed the same voluntarily.

Given under my hand and seal this 20th day of December, 2013.

[NOTARY SEAL]



Dina S Wade
Notary Public
My commission expires 5.22.2017

THIS INSTRUMENT PREPARED BY: Donna M. Jennings, The Jennings Law Firm, 205 4th St N, Clanton, AL 35045