

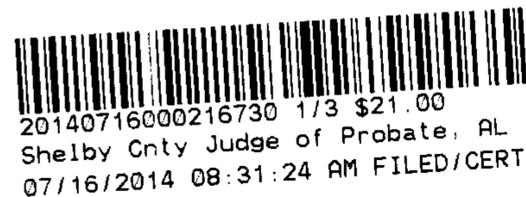
This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Justin Rogers and Joan Ashley Vinsant-Rogers
285 McGowan Road
Wilsonville, Alabama 35186

WARRANTY DEED



**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this July 15, 2014, That for and in consideration of **ONE HUNDRED TWENTY TWO THOUSAND FIVE HUNDRED AND NO/100 (\$122,500.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **DAVID GALLUPS and KIYRA GALLUPS, husband and wife**, (herein referred to as “Grantors”), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **JUSTIN ROGERS and JOAN ASHLEY VINSANT-ROGERS**, (herein referred to as “Grantees”), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors’ interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

A parcel in the North Half of the Northwest Quarter of Section 6, Township 21 South, Range 2 East in the Town of Wilsonville in Shelby County, Alabama, and being more particularly described as follows: Commence at an existing ½” rebar at the Northwest corner of Lot 14 of Hill Subdivision, said subdivision being on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 3, Page 142 and also being the Point of Beginning. Thence run in a Southerly direction along the West line of said Lot 14 for 189.75 feet to a 5/8” rebar set on the North right-of-way of McGowan Road (30’ right-of-way), thence turn an interior angle to the left of 89°38’30” and run in a Westerly direction along said North right-of-way for 180.00 feet to an existing ¾” rebar, said point being 648 feet East along the North right-of-way of McGowan Road from its intersection with the East right-of-way of Columbian – Vincent Highway (Highway 25), thence leaving right-of-way turn an interior angle to the left of 90°12’50” and run in a Northerly direction for 189.90 feet to an existing ½” rebar, thence turn an interior angle to the left of 89°44’20” and run in a Easterly direction for 179.52 feet to the Point of Beginning. Per the survey by Derrol D. Luker dated July 15, 2014.

Subject to:

1. General and special taxes or assessments for the year 2014 and subsequent years not yet due and payable.-
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.

4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set Grantors' hands and seals on this day of July 15, 2014.

GRANTORS:



David Gallups



Kiyra Gallups



20140716000216730 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
07/16/2014 08:31:24 AM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that David Gallups and Kiyra Gallups, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, David Gallups and Kiyra Gallups each executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set Grantors' hands and seals on this day of July 15, 2014.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015

[Affix Seal Here]

Real Estate Sales Validation Form

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

Grantor's Name David Gallups
Mailing Address Kiyra Gallups
285 McGowan Road
Wilsonville, Alabama 35186

Grantee's Name Justin Rogers
Mailing Address Joan Ashley Vinsant-Rogers
285 McGowan Road
Wilsonville, Alabama 35186

Property Address 285 McGowan Road
Wilsonville, Alabama 35186

Date of Sale 07/15/14
Total Purchase Price \$ 122,500.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



Shelby Cnty Judge of Probate, AL
07/16/2014 08:31:24 AM FILED/CERT

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 checked="" type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input 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 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 _____

Print C. Ryan Sparks

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one