

This instrument was prepared without  
benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:

60 Circle #2  
Shelby, AL 35143

## **WARRANTY DEED**

### **STATE OF ALABAMA**

**SHELBY COUNTY**            KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Robert H. Posey and wife, Nelly G. Posey fka Nelly Robbins Gully (herein referred to as GRANTOR, whether one or more), do grant, bargain, sell and convey unto Ronald N. Gully, Robin Gully Turner, Ginger Gully Lewis, and Jeremy O. Gully (herein referred to as GRANTEE, whether one or more) subject to a life estate reserved by GRANTORS the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 26, according to the survey of First Sector, Shelby Shores, First Addition, as recorded in Map Book 5, Page 29, in the Probate Office of Shelby County, Alabama.

GRANTOR Nelly G. Posey is one and the same as Nelly Robbins Gully, one of the grantees named in the deed recorded as Instrument # 2000-11267 in the Probate Office of Shelby County, Alabama.


Subject to easements, restrictions, covenants, conditions, and rights of way of record.

**GRANTORS reserve a life estate in the above described property for each of their lives, and upon the death of one of the GRANTORS the other shall continue to hold a life estate in the above described property until his or her death.**

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

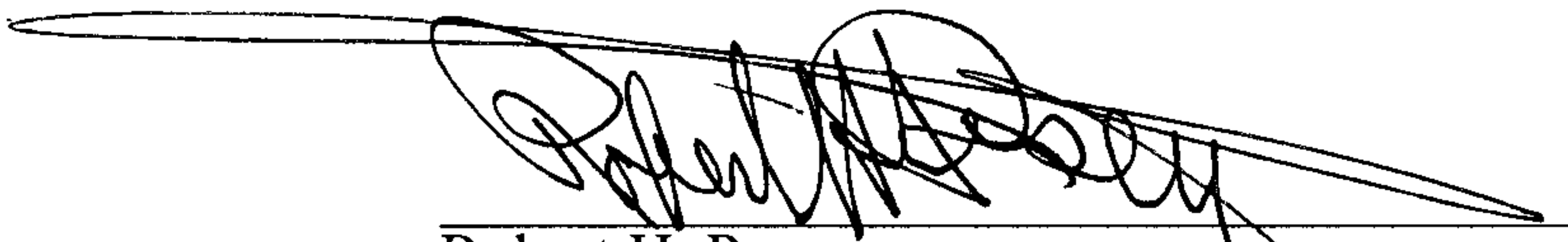
And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey

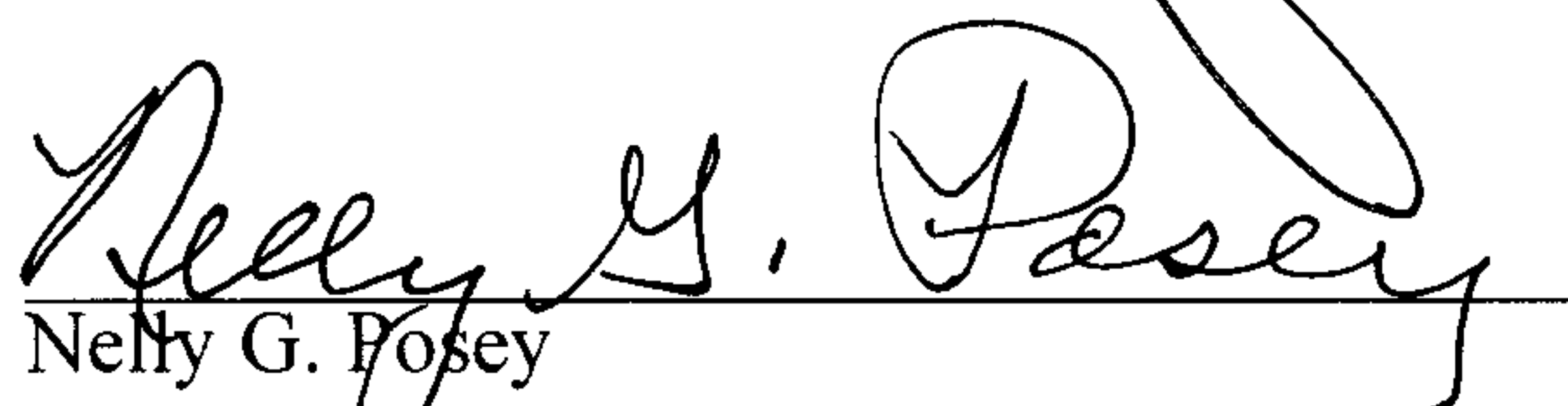
Shelby County, AL 12/10/2014  
State of Alabama  
Deed Tax: \$312.50

  
20141210000388610 1/3 \$334.50  
Shelby Cnty Judge of Probate, AL  
12/10/2014 03:07:59 PM FILED/CERT

the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 10th day of December, 2014.

  
Robert H. Posey

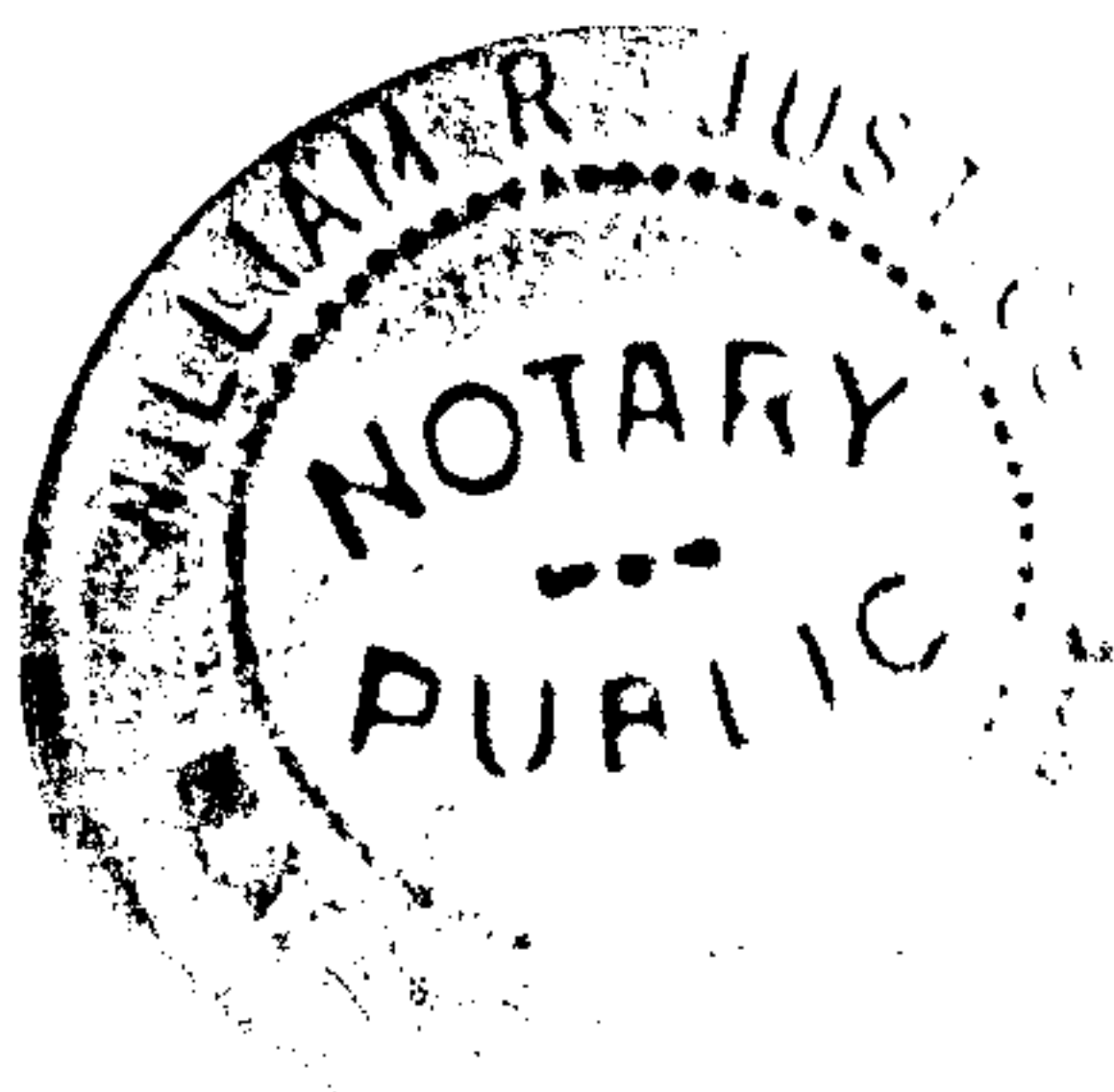
  
Nelly G. Posey

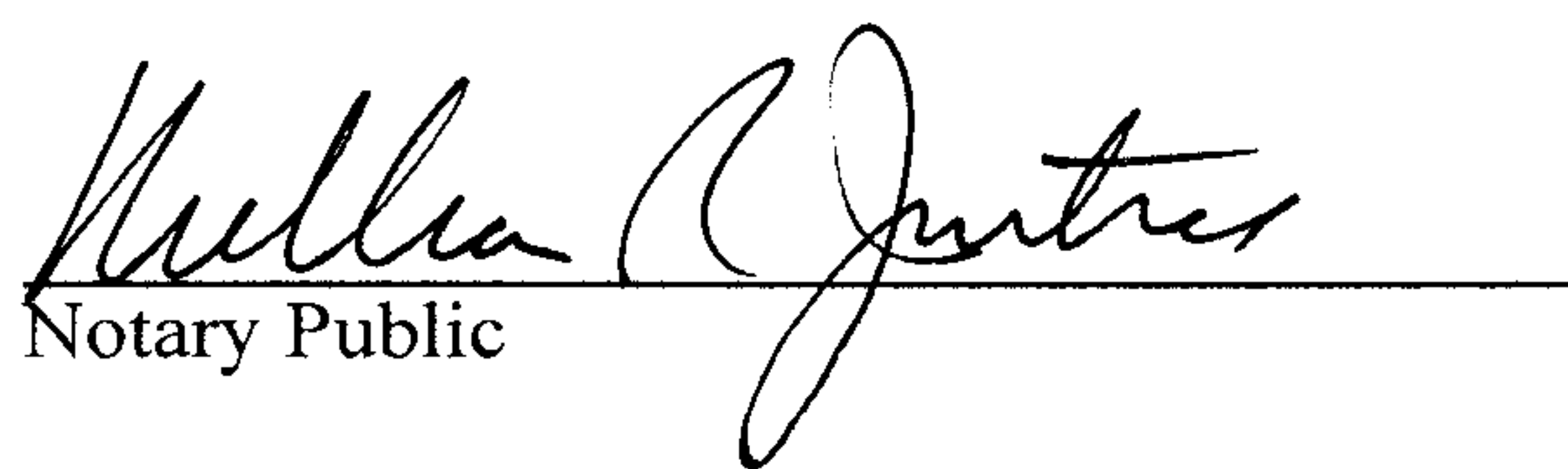
STATE OF ALABAMA  
SHELBY COUNTY


General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert H. Posey and Nelly G. Posey, whose names 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 10<sup>th</sup> day of December, 2014.



  
Notary Public

  
20141210000388610 2/3 \$334.50  
Shelby Cnty Judge of Probate, AL  
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# Real Estate Sales Validation Form

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

Grantor's Name Robert H. & Nelly G. Posey  
Mailing Address 60 Circle #2  
Shelby, AL 35143

Grantee's Name Ronald N. Gully  
Mailing Address 60 Circle #2  
Shelby, AL 35143

Property Address 60 Circle #2  
Shelby, AL 35143

Date of Sale 12-10-14  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 312,020.00

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)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 12-10-14

Print Nelly G. Posey

☐ Unattested

☒ Sign Nelly G. Posey  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



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