

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-16-22694

Send Tax Notice To: Stephen Bradley Gillum
Angela M. Gillum

2623 Blue Springs Rd
Wilsonville AL 35186

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Ten Thousand Dollars and No Cents (\$110,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Geoff A. Walters, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Stephen Bradley Gillum and Angela M. Gillum** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

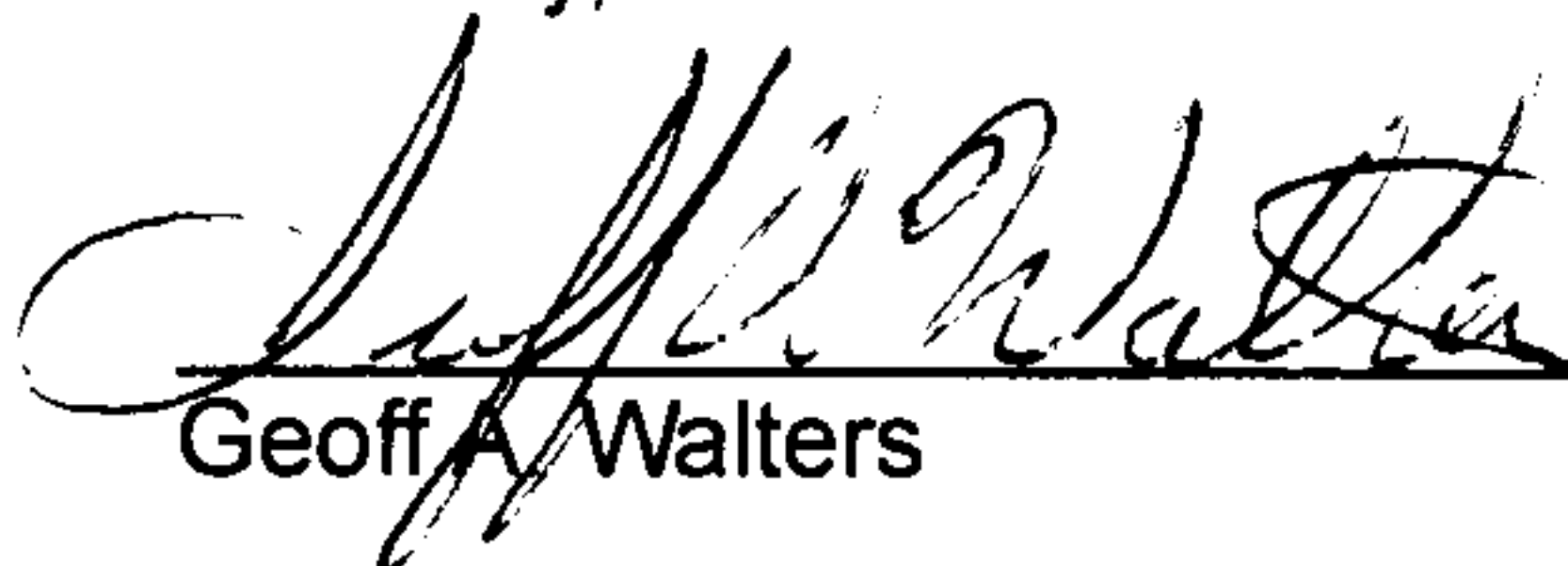
Property may be subject to taxes for 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. This Property constitutes no part of the homestead of the Grantors.

\$110,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees 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 heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the ^{17th} ~~1st~~ day of February, 2016.



Geoff A. Walters

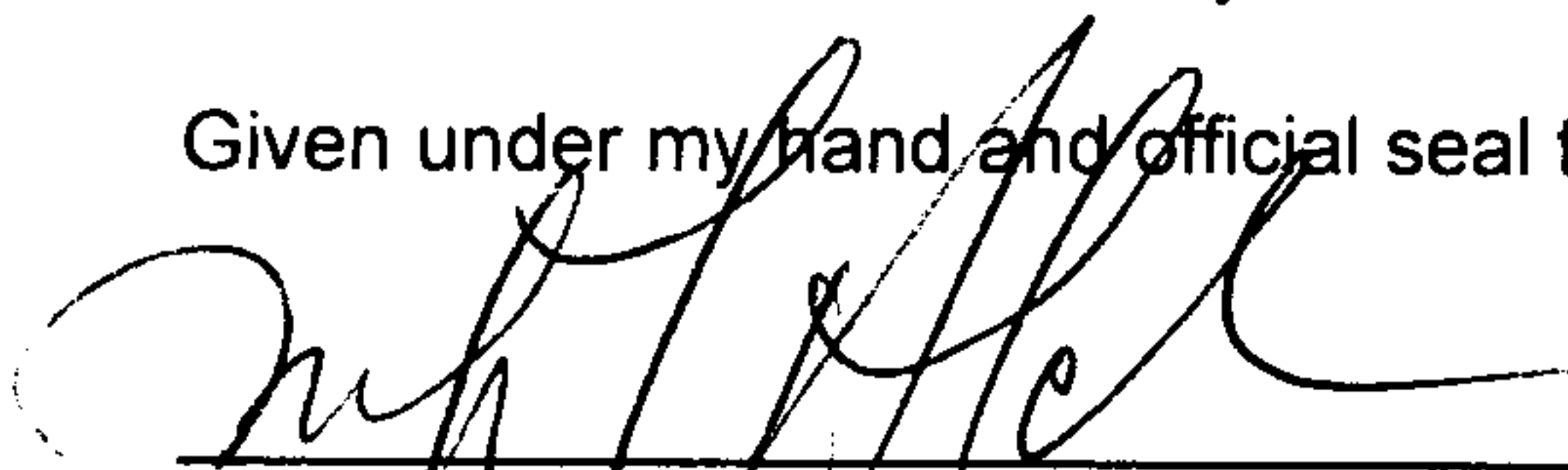

20160229000061270 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
02/29/2016 11:29:26 AM FILED/CERT

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Geoff A. Walters, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the ^{17th} ~~1st~~ day of February, 2016.



Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016

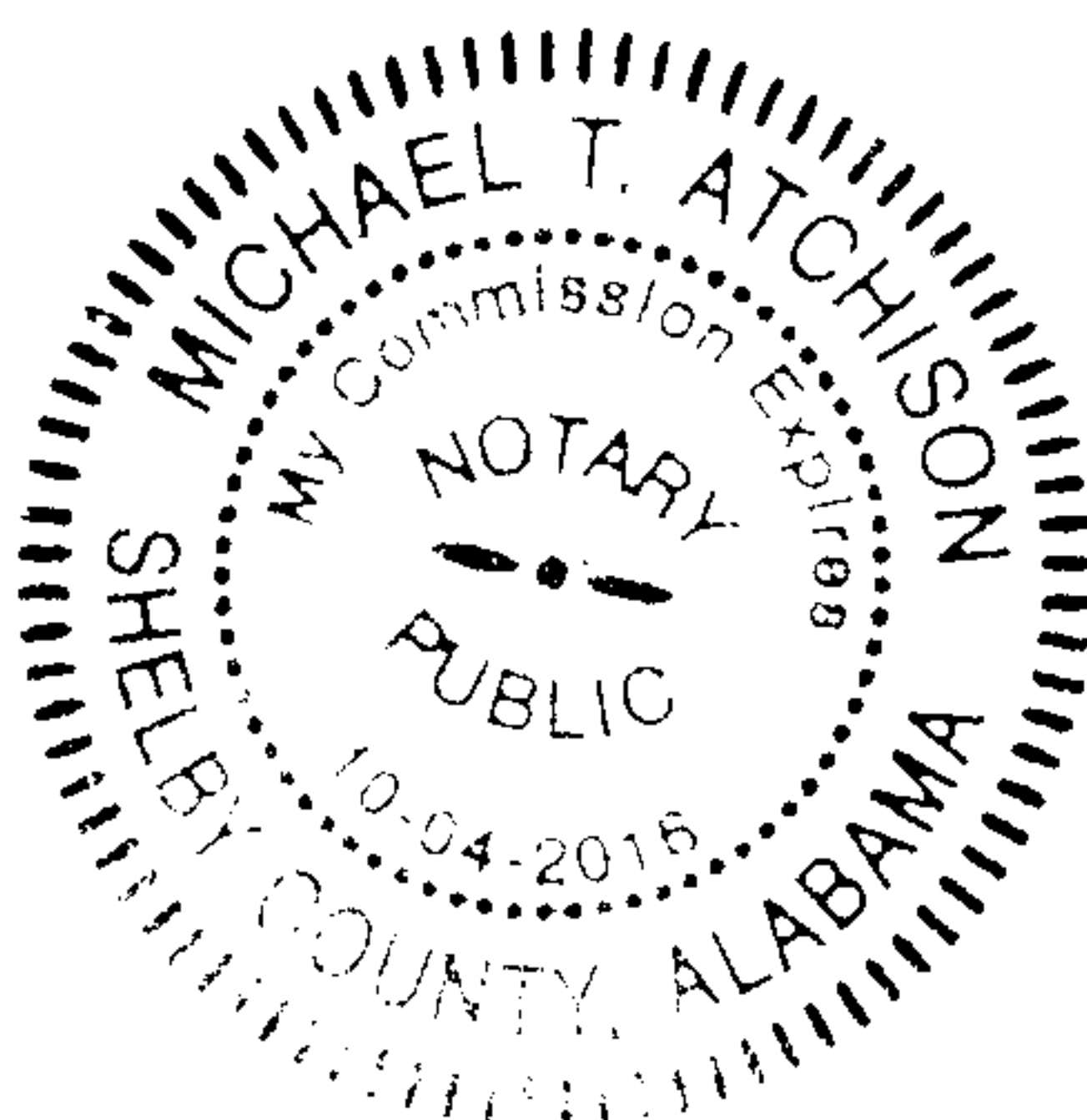
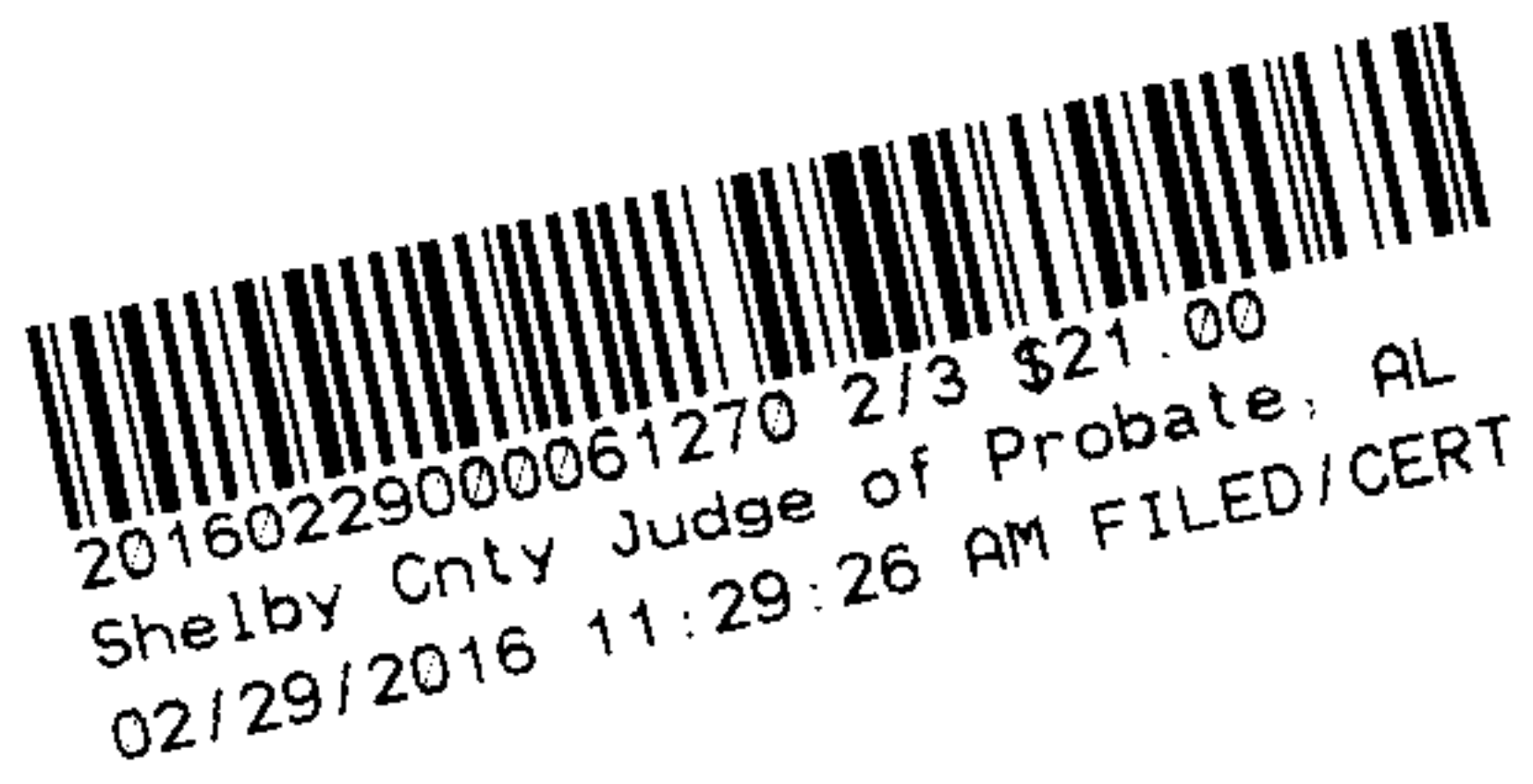


EXHIBIT A – LEGAL DESCRIPTION

PARCEL II:

The North ten (10) acres of Tract III, according to the Survey of the Perry estates, as recorded in Map Book 19, Page 114, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Said Tract III running a width of 571.27 feet East to West and 770 feet North to South. Also included in this conveyance is an easement 20 feet wide along the West boundary of Tract III to allow access to the North ten (10) acres.



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