

This Instrument was Prepared by:

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

File No.: MV-16-23488

Send Tax Notice To: Ronnie Wilks  
Myron Dunkin

P.O. Box 19102

Birmingham, AL 35219

## 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 **Sixty Two Thousand Five Hundred Dollars and No Cents (\$62,500.00)**, 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, **Terry Gallups and Vicky Gallups, Husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Ronnie Wilks and Myron Dunkin**, (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 2017 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**These restrictions shall run with the land and enure to the benefit of the Grantors and Grantees their heirs and assigns forever. Home must be stick built, a minimum of 1800 square feet and and 3 sides brick.**

**\$0.00** 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 30th day of December, 2016.

*Terry Gallups*

Terry Gallups

*By Mike T. Atchison*

By Mike T. Atchison  
Attorney In Fact

*Vicky Gallups*

Vicky Gallups

*By Mike T. Atchison*

By Mike T. Atchison  
Attorney In Fact

State of Alabama

County of Shelby

2017010500004290 1/3 \$83.50  
Shelby Cnty Judge of Probate, AL  
01/05/2017 10:23 11 AM FILED/CERT

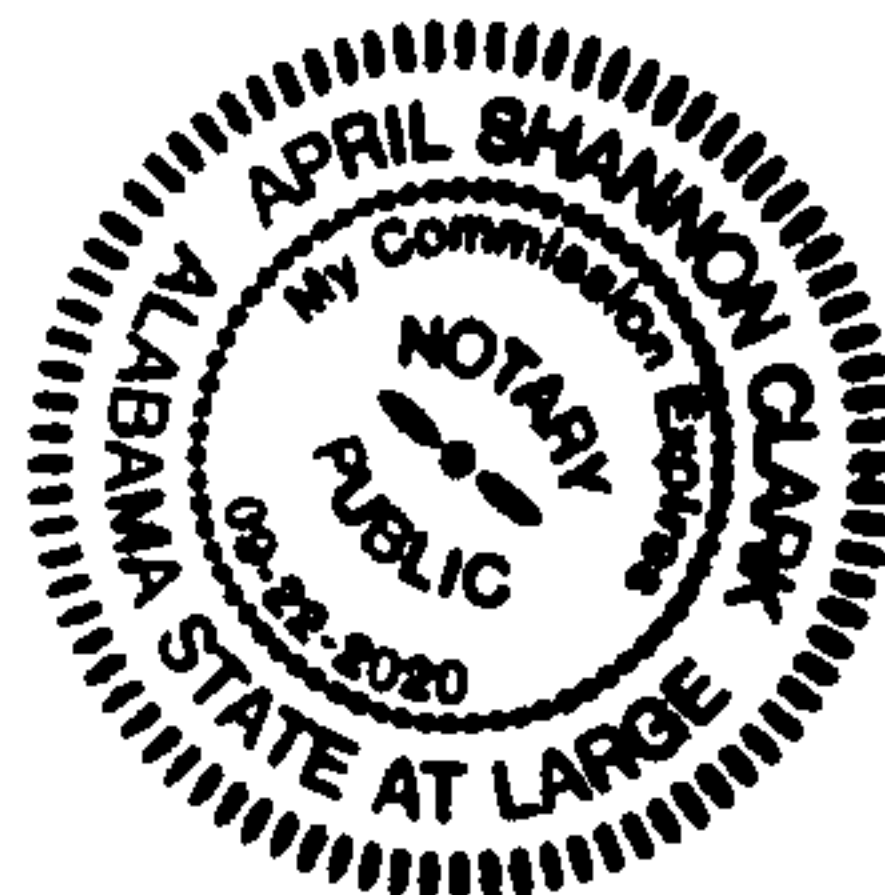
Shelby County, AL 01/05/2017  
State of Alabama  
Deed Tax: \$62.50

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Mike T. Atchison as Attorney In Fact for Terry Gallups and Vicky Gallups, 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 30th day of December, 2016.

*April Clark*  
Notary Public, State of Alabama

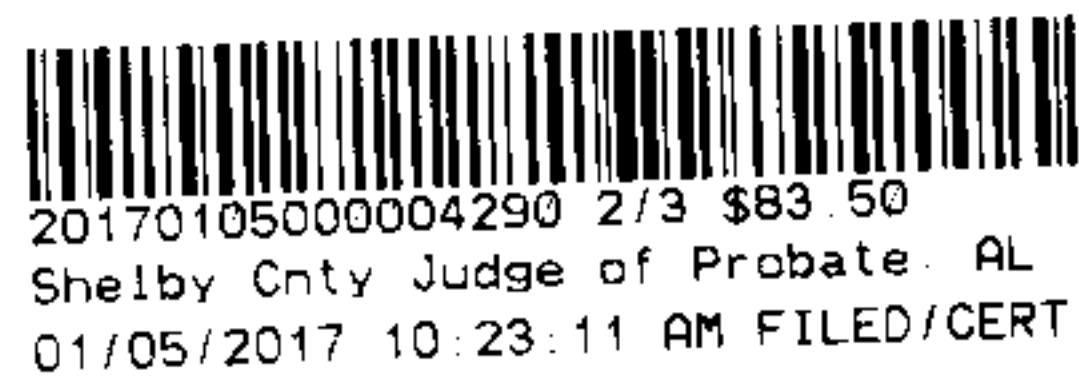
My Commission Expires: September 22, 2020



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Legal description of Lots 1, 2 and 3 of Gallups Single Family Subdivision, as recorded in Map Book 35, Page 24, in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:

Commence at the SW Corner of the SE 1/4 of the SE 1/4 of Section 16, Township 21 South, Range 1 East, Shelby County, Alabama; thence N01°50'45"W, a distance of 462.67'; thence N90°00'00"E, a distance of 742.33' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 563.77' to the Westerly R.O.W. line of Shelby County Highway 7; thence S00°30'06"E and along said R.O.W. line, a distance of 469.04'; thence S48°26'24"W and leaving said R.O.W. line, a distance of 100.00' to a point on the Northerly R.O.W. line of Shelby County Highway 30 and being the beginning of a non-tangent curve to the left, having a radius of 11974.48, a central angle of 02°59'26, and subtended by a chord which bears S88°51'34"W, and a chord distance of 624.96'; thence along the arc of said curve and said R.O.W. line, a distance of 625.03'; thence N13°31'35"E and leaving said R.O.W. line, a distance of 563.43' to the POINT OF BEGINNING.



## Real Estate Sales Validation Form

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

Grantor's Name Terry Gallups  
Vicky Gallups  
Mailing Address 1407 Hwy 7  
Columbia, AL 35057  
Property Address 0 Hwy 7 and Hwy 30  
Wilsonville, AL 35186

Grantee's Name Ronnie Wilks  
Myron Dunkin  
Mailing Address P.O. Box 19102  
Birmingham, AL 35219  
Date of Sale December 30, 2016  
Total Purchase Price \$62,500.00  
or  
Actual Value \_\_\_\_\_  
or  
Assessor's Market Value \_\_\_\_\_

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 type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" 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 of 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 December 28, 2016

Print Terry Gallups

Sign

Terry Gallups

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20170105000004290 3/3 \$83.50  
Shelby Cnty Judge of Probate, AL  
01/05/2017 10:23:11 AM FILED/CERT

By M. T. Alcham  
as attorney in fact

Form RT-1