

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Marlin T. Gallups

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHLEBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIFTY FIVE THOUSAND FOUR HUNDRED AND NO/00 DOLLARS (\$55,400.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Wendy D. Smith, a single woman (herein referred to as Grantor)** grant, bargain, sell and convey unto **Marlin T. Gallups and wife, Judy J. Gallups (herein referred to as Grantees)**, the following described real estate, situated in SHELBY County, Alabama, to-wit:

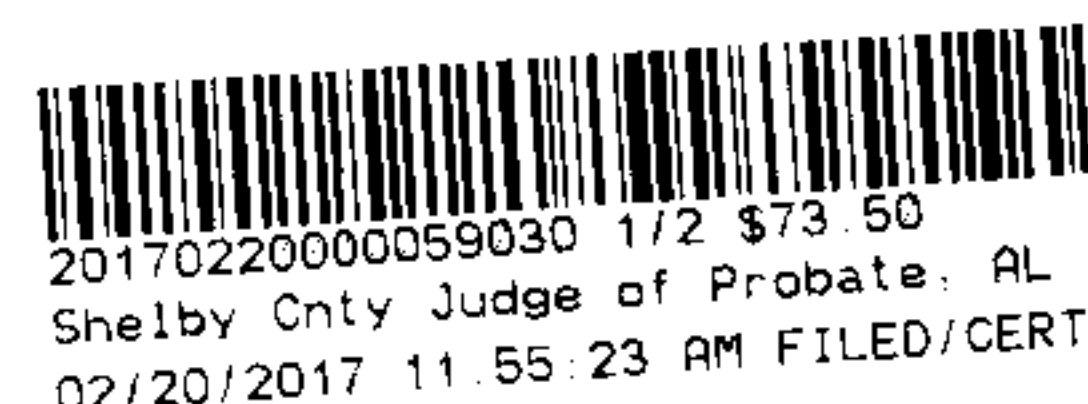
BEGIN at the NE Corner of the SW 1/4 of the SE 1/4 of Section 10, Township 20 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N89°28'54"W, a distance of 688.82'; thence S00°49'54"W, a distance of 443.86'; thence N89°22'06"W, a distance of 1424.19'; thence S59°11'26"E, a distance of 632.08'; thence N80°22'54"E, a distance of 1599.54'; thence N00°04'16"W, a distance of 478.37' to the POINT OF BEGINNING.

ALSO AND INCLUDING A 22' Ingress/Egress and Utility Easement, lying 11' either side of and parallel to the following described centerline:

Commence at the SW Corner of the NW 1/4 of the NE 1/4 of Section 15, Township 20 South, Range 1 East, Shelby County, Alabama; thence N00°15'31"W, a distance of 471.50' to the POINT OF BEGINNING OF SAID CENTERLINE; thence continue along the last described course, a distance of 1299.69'; thence N59°11'26"W, a distance of 897.00' to the Southeasterly R.O.W. line of Shelby County Highway 7 and the POINT OF ENDING OF SAID CENTERLINE.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.



No part of the homestead of the Grantor herein, or his spouse.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31 day of September, 2015

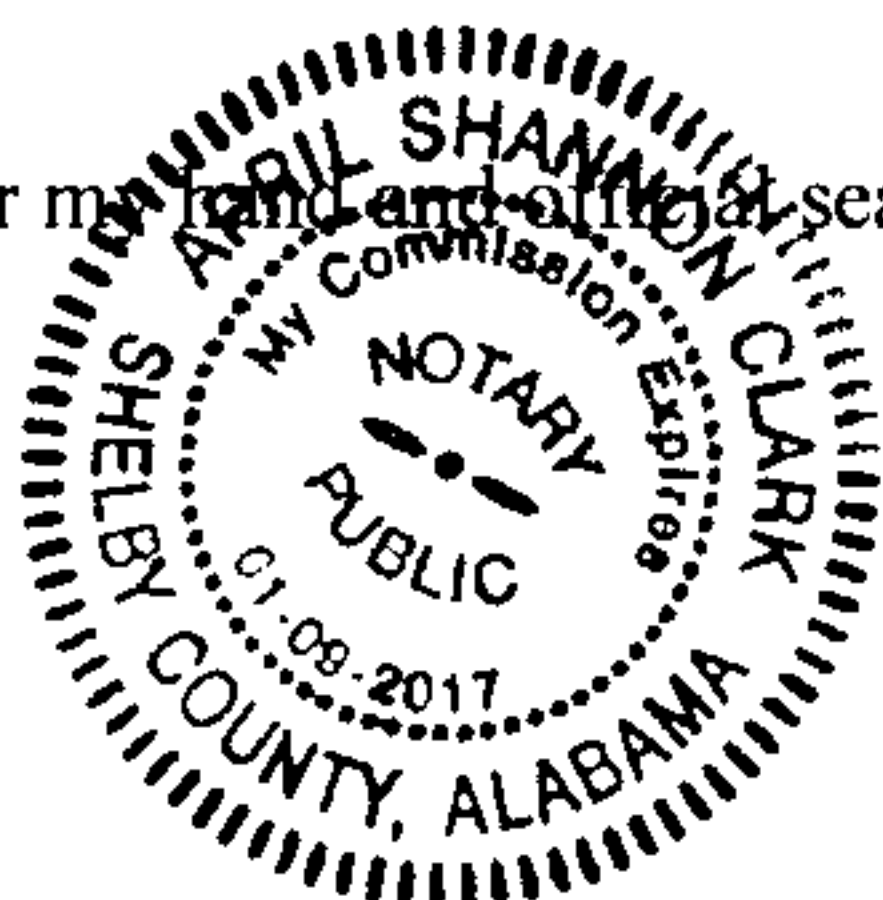
Shelby County, AL 02/20/2017
State of Alabama
Deed Tax: \$55.50

Wendy D. Smith
Wendy D. Smith

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Wendy D. Smith**, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day September, 2015.



April Clark
Notary Public
My Commission Expires: 1-9-2017

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

Grantor's Name Wendy D Smitz
 Mailing Address 316A Hwy 25E
Columbiana AL 35051
 Property Address undeveloped

Grantee's Name Marlin T. Gallups
 Mailing Address 1420 Hwy 7
Wilsonville, AL 35186
 Date of Sale 9/3/15
 Total Purchase Price 55,460
 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)

☐ 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 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 9/20/17

Print Judy Gallups

Unattested

Sign

(verified by)

Judy Gallups
 (Grantor/Grantee/Owner/Agent) circle one



20170220000059030 2/2 \$73.50
 Shelby Cnty Judge of Probate, AL
 02/20/2017 11:55:23 AM FILED/CERT

Form RT-1