

**20171211000440210**  
**12/11/2017 09:16:14 AM**  
**DEEDS 1/3**

**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:**

Carl B. McKinney and Ashleigh N. McKinney  
5113 Shadowbrook Trail  
Birmingham, Alabama 35244

**WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

That for and in consideration of **TWO HUNDRED EIGHTY TWO THOUSAND AND NO/100 (\$282,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **RUSSELL D. GALLOP and MELBA J. GALLOP**, 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, **CARL B. MCKINNEY and ASHLEIGH N. MCKINNEY**, (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:

Lot 47, according to Survey to Shadow Brook, as recorded in Map Book 6, Page 102, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2018 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 in Map Book 6, Page 102.
7. 50 foot building set back line from Shadowbrook Trail.
8. Utility easement across West side of said lot as shown on recorded map of said subdivision.
9. Transmission line permit to Alabama Power Company recorded in Deed Book 129, Page 567.
10. Restrictive covenants and conditions recorded in Misc. Book 16, Page 561.
11. Title to minerals underlying caption lands, with mining rights and privileges pertaining thereto.
12. Permit to Alabama Power Company dated July 13, 1976 recorded in Deed Book 301, Page 562 and Agreement with Alabama Power Company recorded in Misc. Book 17, Page 386.
13. Restrictive covenants concerning underground cables recorded in Misc. Book 17, Page 393.

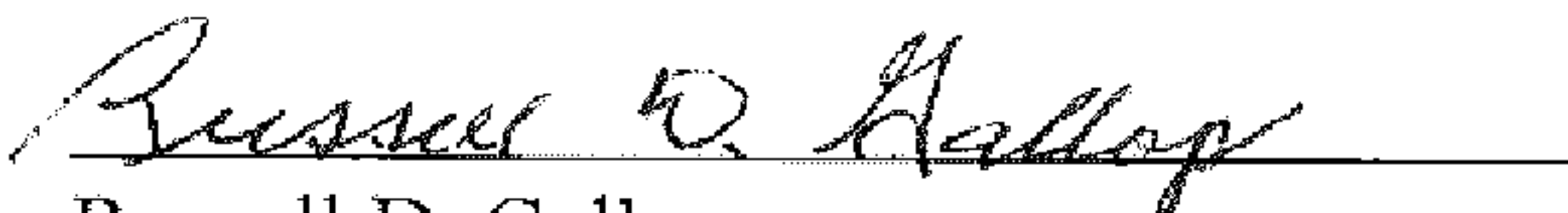
The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

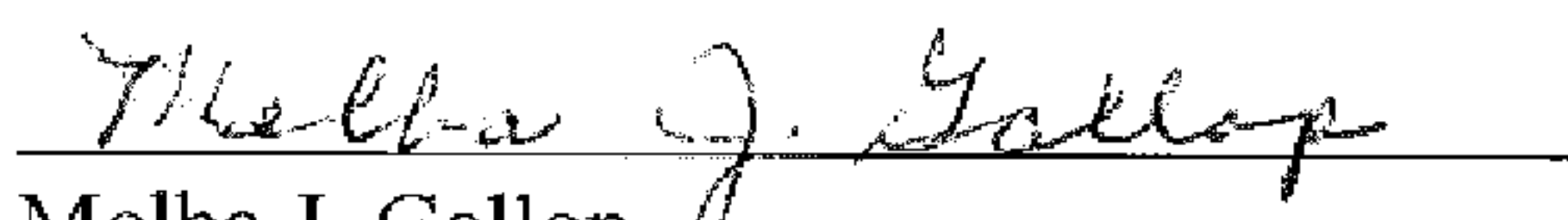
**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship 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 their hands and seals on this day of December 8, 2017.

**GRANTORS:**

  
Russell D. Gallop

  
Melba J. Gallop

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Russell D. Gallop and Melba J. Gallop, 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, Russell D. Gallop and Melba J. Gallop each executed the same voluntarily on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of December 8, 2017.

  
C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Russell D. Gallop  
 Mailing Address Melba J. Gallop  
5113 Shadowbrook Trail  
Birmingham, AL 35244

Grantee's Name Carl B. McKinney  
 Mailing Address Ashleigh N. McKinney  
5113 Shadowbrook Trail  
Birmingham, AL 35244

Property Address 5113 Shadowbrook Trail  
Birmingham, AL 35244  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale 12/8/17  
 Total Purchase Price \$ 282,000.00  
 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)

☒ 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 12/8/17

Print C. Ryan Sparks

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk (verified by)  
 Shelby County, AL  
 12/11/2017 09:16:14 AM  
 \$22.00 DEBBIE  
 20171211000440210

*[Signature]*