

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

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

Send Tax Notice to:
Jonathan Cotton
38 McKinzie Lane
Columbiana AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED SIXTY THREE THOUSAND SIX HUNDRED DOLLARS and zero cents (\$163,200.00)**, 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, **Marlin Timothy Gallups and wife, Judy Jones Gallups** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Jonathan Cotton and Rachell Cotton** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

All that certain property situated in the County of Shelby, and State of Alabama, being described as follows:
Lot 1, of McKenzie Estates situated in the NW 1/4 of the NW 1/4, Section 35, Township 21 South, Range 1 West, Columbiana Alabama, Shelby County, and being shown on a plat recorded in Plat Book 29, Page 59.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.


\$163,200.00 of the purchase price was paid from the proceeds of a mortgage recorded simultaneously herewith. No part of the homestead of the grantor herein or her 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 5th day of September, 2019.

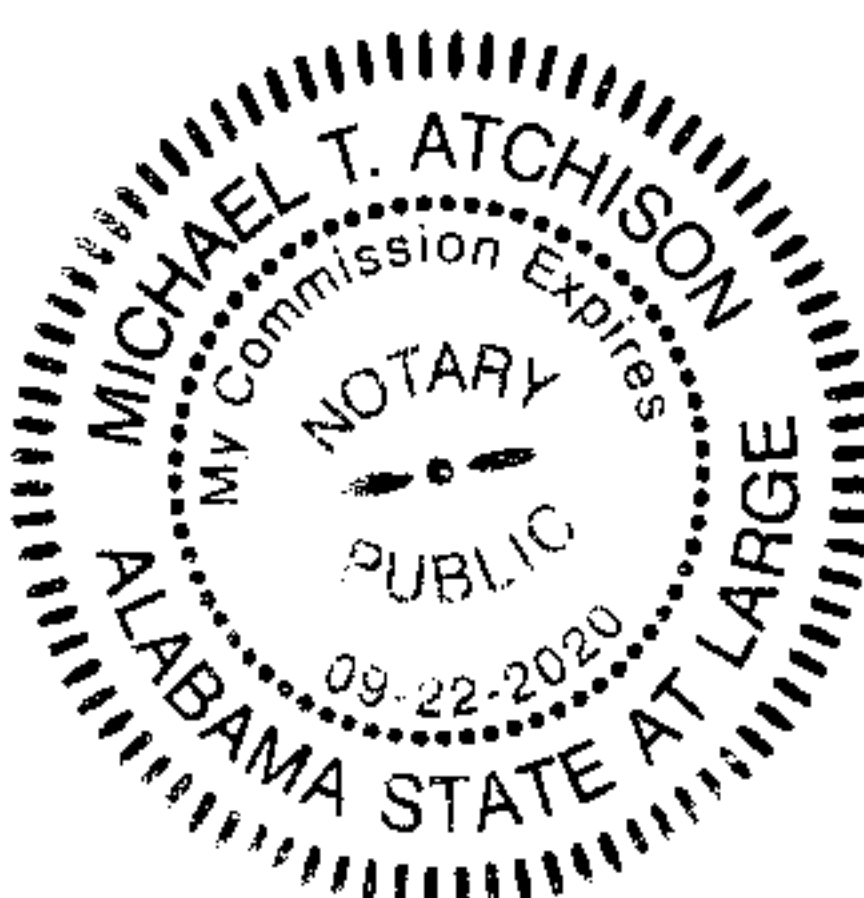

Marlin Timothy Gallups

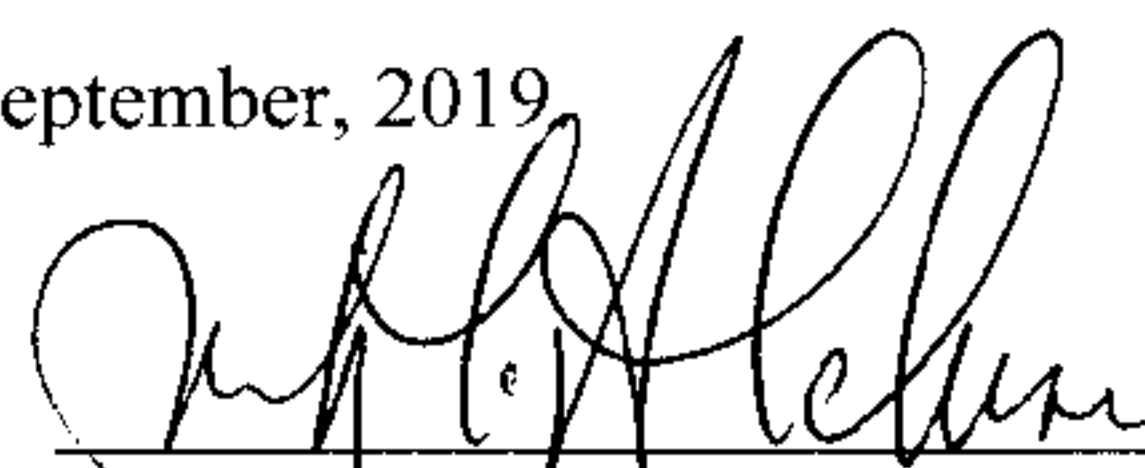

Judy Jones Gallups


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Marlin Timothy Gallups and Judy Jones Gallups**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of September, 2019




Notary Public
My Commission Expires: 9/22/2020


20190909000330830 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
09/09/2019 12:08:13 PM FILED/CERT

Grantor's Name Martin Timothy Cullins
Mailing Address 1420 Cedar 7
Willsville AL 35189

Grantee's Name Jonathan Cotton
Mailing Address 38 McKinzie Ln
Columbiana AL 35057

Property Address 38 McKinzie Ln
Columbiana, AL 35057

Date of Sale 9-5-19
Total Purchase Price \$ 163200
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 9-5-19

Print Martin Timothy Cullins

☐ Unattested

Sign Martin Timothy Cullins

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20190909000330830 2/2 \$26.00
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