

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

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Bryon Thornton

P.O. Box 82
Shelby AL 35143

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED SIXTY TWO THOUSAND DOLLARS AND ZERO CENTS (\$162,00.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Gallups Properties, LLC** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Bryon Thornton** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record.

\$162,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 27th day of February, 2020.

Wanda G. Gaut

Gallups Properties, LLC
Wanda G. Gaut, Member

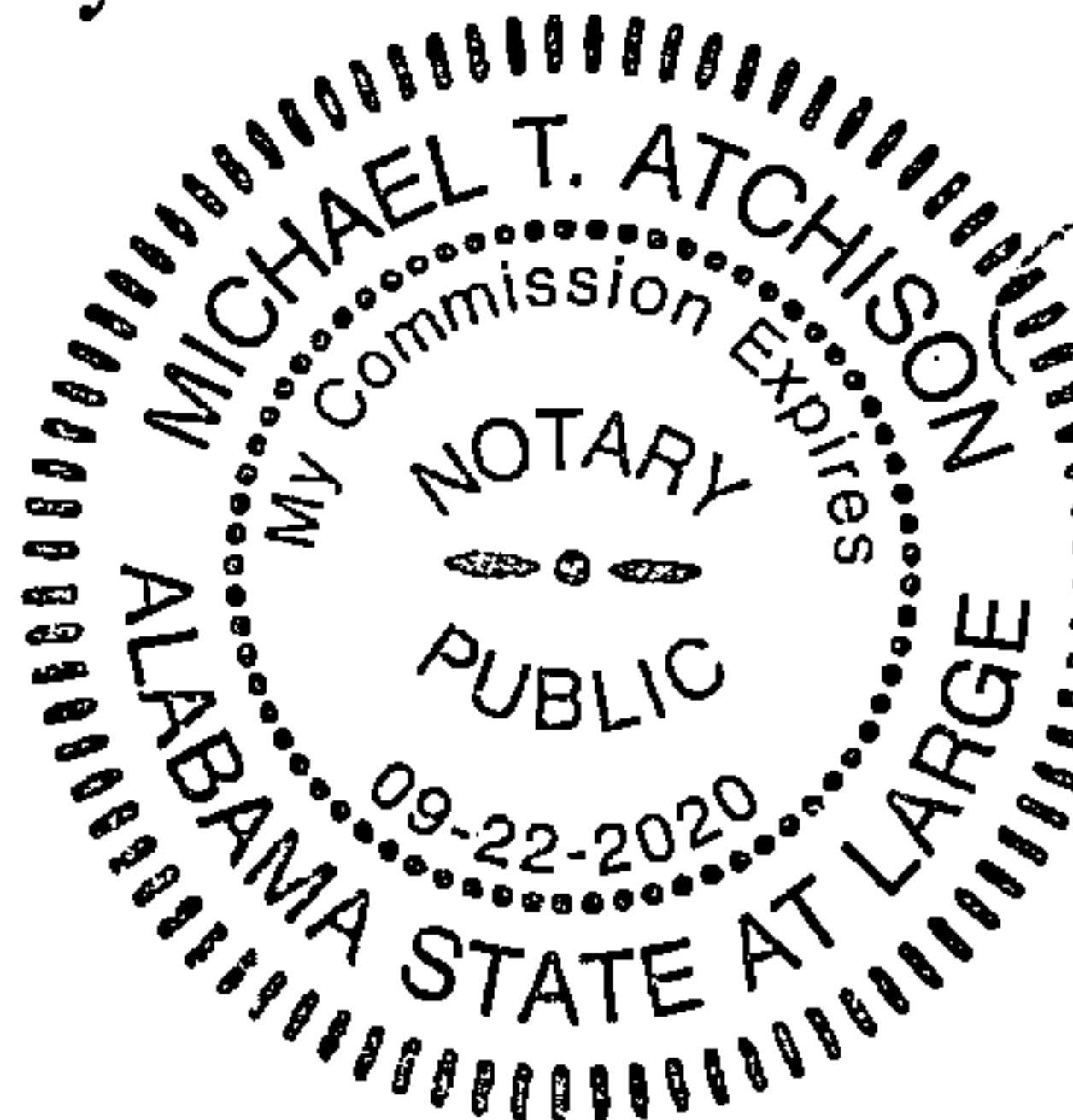
Marlin Gallups

Gallups Properties, LLC
Marlin Gallups, Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Wanda G. Gaut and Marlin Gallups as Members of Gallups Properties, LLC**, 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 27th day of February, 2020.



Michael T. Atchison
Notary Public
My Commission Expires: 9/22/2020

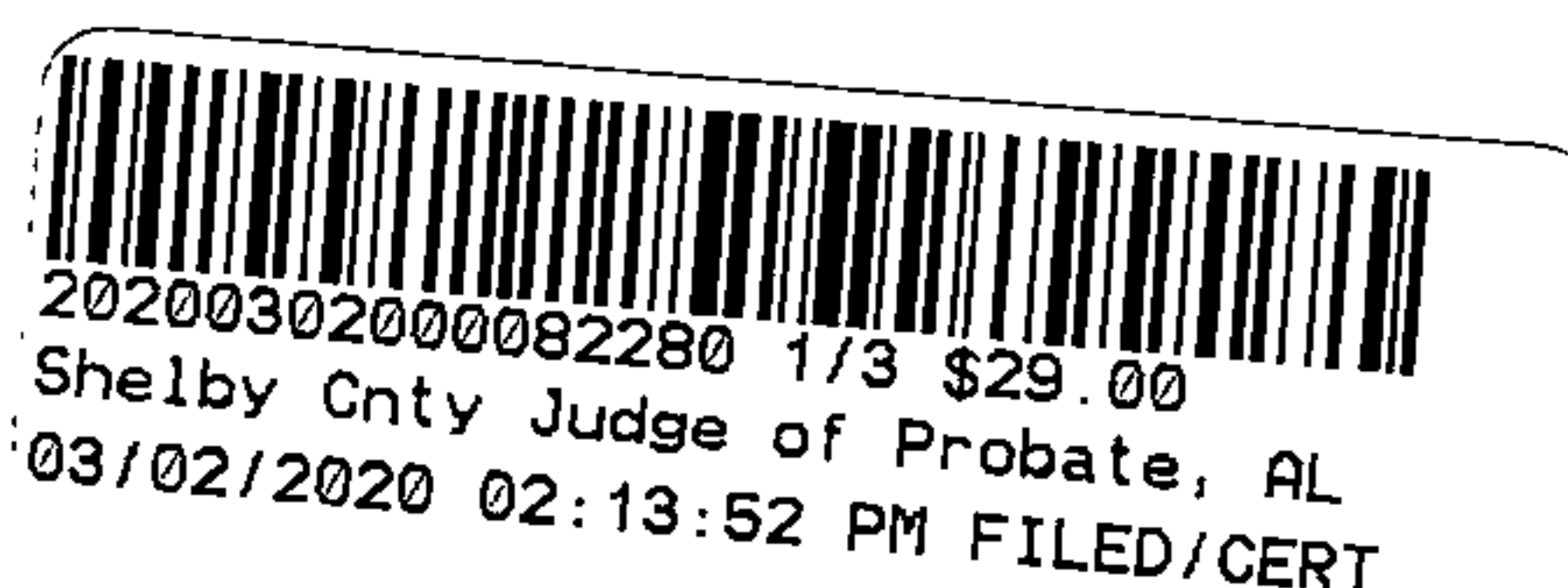
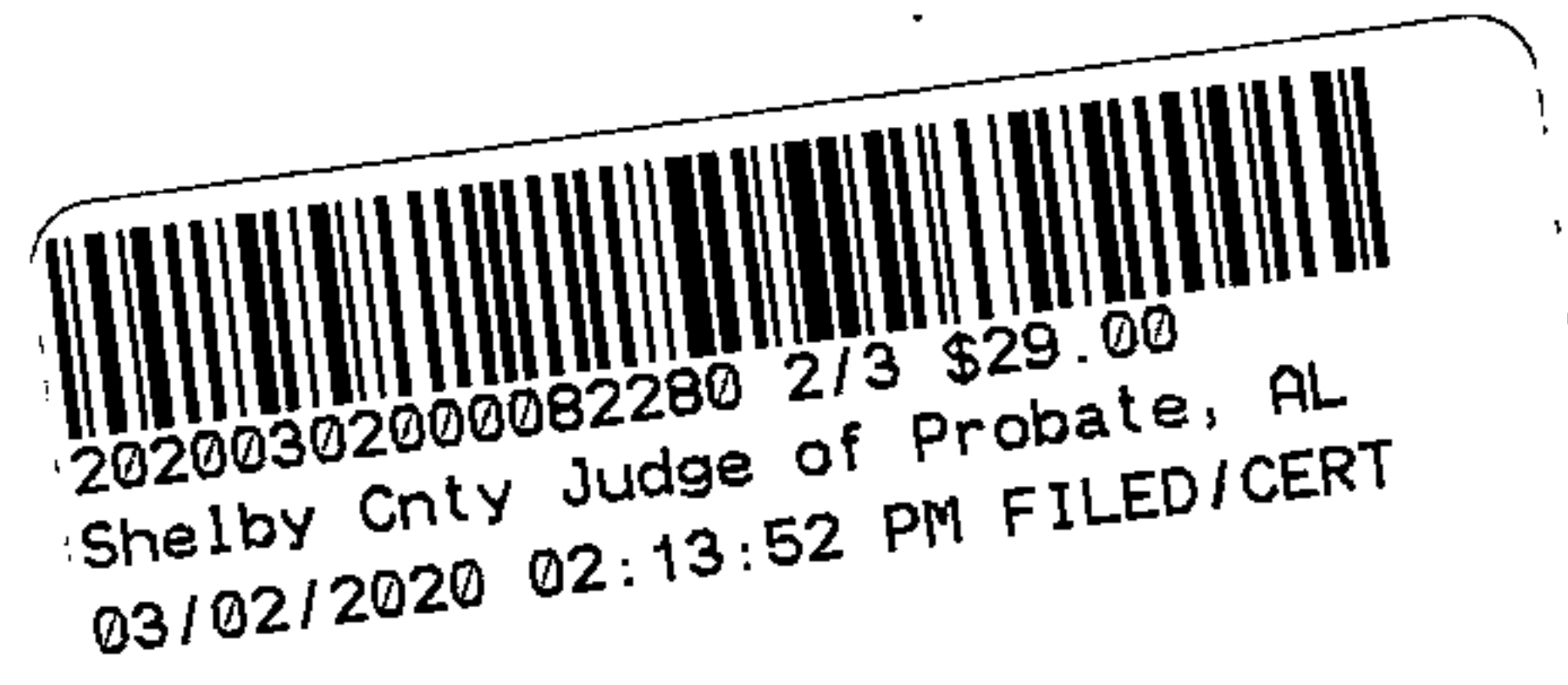


EXHIBIT A – LEGAL DESCRIPTION

A lot in the SE ¼ of the SW ¼ of Section 10, Township 21 South, Range 1 East, Huntsville Meridian, described as follows: Commence at the SW corner of Section 10, Township 21 South, Range 1 East; thence run North 66 degrees 44 minutes East a distance of 1728.63 feet to a point on the North right of way line of a paved County Highway and the point of beginning; thence turn an angle of 14 degrees 17 minutes 13 seconds to the left and run along said right of way line, a chord distance of 210.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 210.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 210.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 210.00 feet to the point of beginning. Situated in the SE ¼ of the SW ¼ of Section 10, Township 21 South, Range 1 East, Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.



Real Estate Sales Validation Form

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

Grantor's Name Callings Properties LLC
Mailing Address 1234 Hwy 7
Wilsonville, AL 35186

Grantee's Name Byron Thornton
Mailing Address P.O. Box 82
Shelby, AL 35143

Property Address Acorn
Hwy 10 - Township 21
South Range 1 East

Date of Sale 2-27-2020
Total Purchase Price \$ 162,000
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 2-27-2020

Print M. L. Johnson

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20200302000082280 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
03/02/2020 02:13:52 PM FILED/CERT

Form RT-1