



20220922000365650 1/3 \$136.50
Shelby Cnty Judge of Probate, AL
09/22/2022 10:11:06 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

David E. Miller, Jr., Attorney
The Harris Firm L.L.C.
Suite 1000
215 Richard Arrington Jr. Boulevard N
Birmingham, AL 35203
www.theharrisfirmllc.com

Randy Gallups
11143 Gallups Crossroad
Harpersville, Alabama 35078

QUIT CLAIM DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollar (\$10.00) and other good and valuable consideration, the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, a married woman, **JEANIE MARIE GALLUPS**, (hereinafter referred to as Grantor), does hereby release, quitclaim, grant, sell and convey to a married man, **RANDY KENNETH GALLUPS**, (hereinafter referred to as Grantee), all right, title, interest, and claim in or to the following described real estate, and improvements, located at 11143 Gallups Crossroad, Harpersville, Shelby County, Alabama 35078, and being more particularly described to-wit:

PARCEL I:

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 89 DEGREES 57 MINUTES 49 SECONDS EAST, A DISTANCE OF 6.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREE 13 MINUTES 01 SECONDS WEST, A DISTANCE OF 165.01 FEET; THENCE NORTH 89 DEGREES 09 MINUTES 42 SECONDS EAST, A DISTANCE OF 209.80 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 31 SECONDS EAST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 42 SECONDS WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 01 SECONDS EAST, A DISTANCE OF 469.90 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 11 SECONDS EAST, A DISTANCE OF 290.40 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 01 SECONDS EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 11 SECONDS WEST, A DISTANCE OF 290.40 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 01 SECONDS EAST, A DISTANCE OF 190.00 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 30 SECONDS EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 01 SECONDS EAST, A DISTANCE OF 75.33 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 30 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 01 SECONDS EAST, A DISTANCE OF 74.67 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 39 SECONDS EAST, A DISTANCE OF 1,320.79 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 23 SECONDS WEST, A DISTANCE OF 1,332.09 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 49 SECONDS WEST, A DISTANCE OF 1,301.94 FEET TO THE POINT OF BEGINNING. ACCORDING TO THE SURVEY OF RODNEY SHIFLETT, DATED APRIL 25, 2007.

Shelby County, AL 09/22/2022
State of Alabama
Deed Tax: \$108.50



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**LESS AND EXCEPT, PROPERTY CONVEYED IN INSTRUMENT 2005062000030528,
RECORDED IN PROBATE OFFICE, SHELBY COUNTY ALABAMA**

Subject to ad valorem taxes for the current year and subsequent years, restrictions, reservations, conditions, easements of records, any mineral or mineral rights leased, granted, or retained by previous owners.

TO HAVE AND TO HOLD unto the said Grantee and Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor, **Jeanie Marie Gallups**, has signed and sealed this Quitclaim

Deed on this, the 16th day of September, 2022

Jeanie M. Gallups
Jeanie Marie Gallups - Grantor

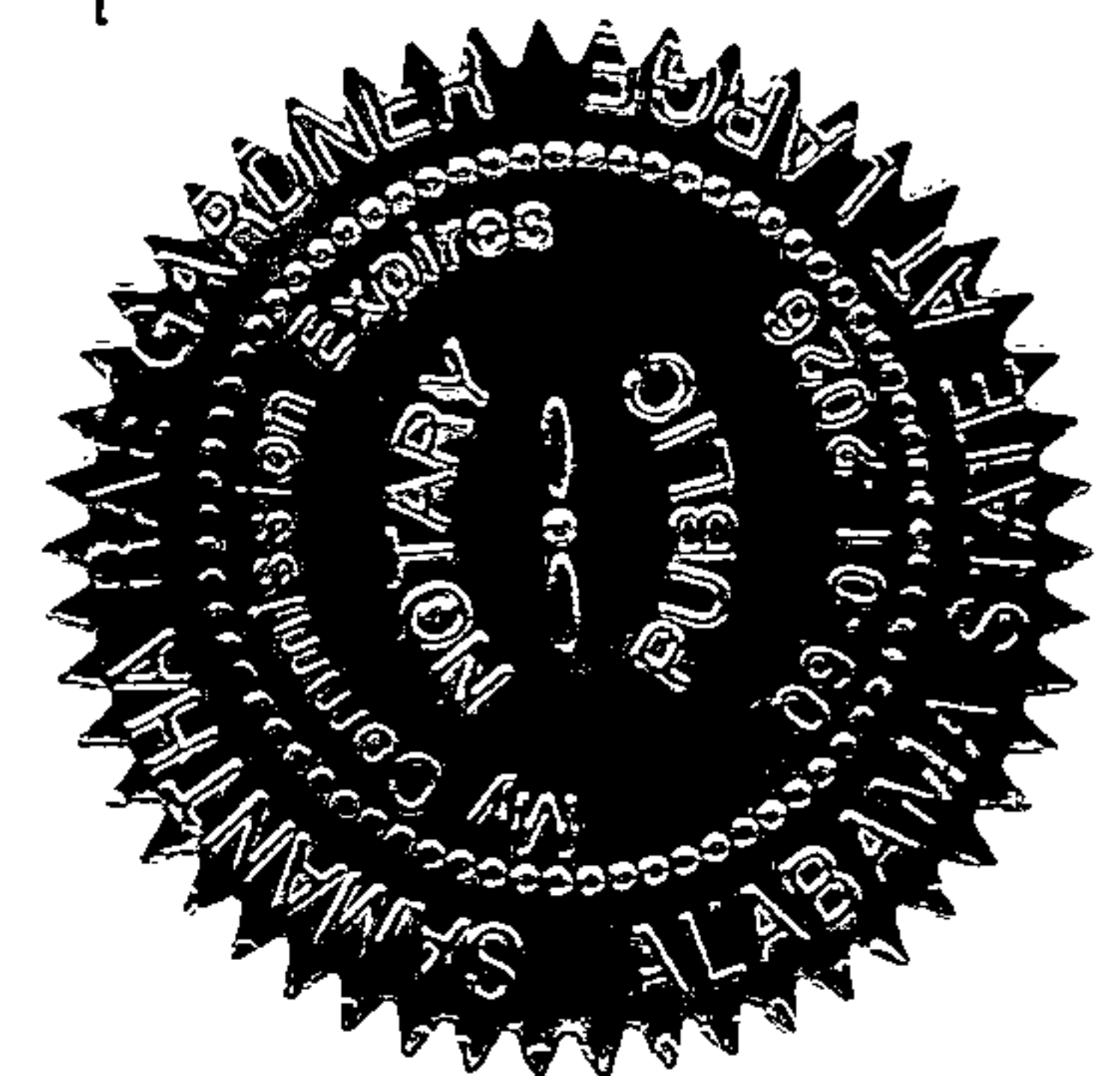
STATE OF ALABAMA)

LIMESTONE COUNTY)

I, the undersigned authority, a Notary Public in and for said county and State, hereby certify that **Jeanie Marie Gallups** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before 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 on this, the 16th day of September, 2022.

Samantha Rae Gardner
Notary Public
My Commission Expires: 09/01/2026



The preparer of this deed has acted as a scrivener only and has not examined the Title to the property and makes no representation regarding the same.

Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975, Sec

Grantor's Name Jeanie Gallups
Mailing Address 2416 Elliott St. SE
Decatur, GA
35601

Grantee's Name Randy Kenneth Gallups
Mailing Address 11143 Gallups Cross Road
Harpersville, AL
35078

Property Address 11143 Gallups Cross Rd.
Harpersville, AL
35078

Date of Sale 09/16/2022
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 216,430

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 Appraisal
 Sales Contract Other 1/2 value 108215
 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 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 09/22/2022

Print Randy Kenneth Gallups

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)