

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-23-28862

Send Tax Notice To: Corey Dupree
Michele Dupree

5570 Rockdale Rd
Bessemer AL 35022

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Eighty Thousand Dollars and No Cents (\$180,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Marlin Timothy Gallups and Judy Jones Gallups**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Corey Dupree and Michele Dupree**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

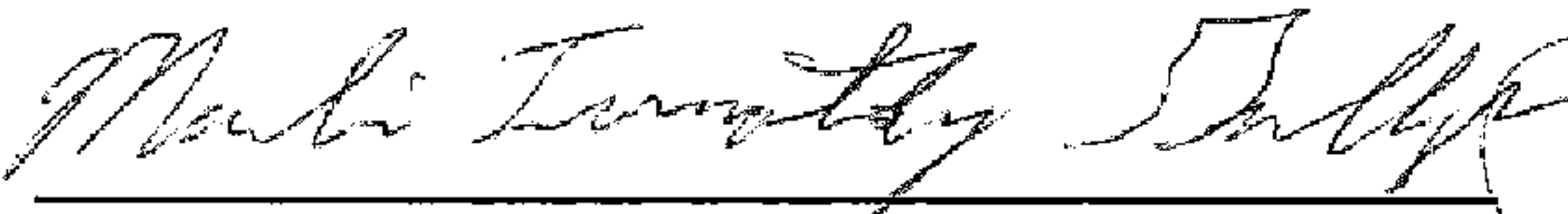
Property may be subject to taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

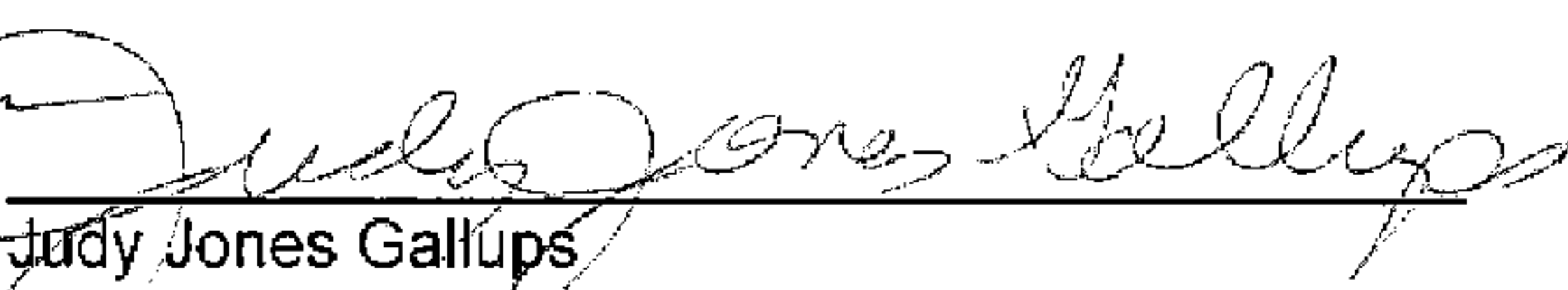
\$150,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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


IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20th day of January, 2023.


Marlin Timothy Gallups


Judy Jones Gallups

State of Alabama

County of Shelby


I, ~~Mike T. Atchison~~, a Notary Public in and for the said County in said State, hereby certify that Marlin Timothy Gallups and Judy Jones Gallups, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of January, 2023.



Notary Public, State of Alabama
~~Mike T. Atchison~~ April Clark
My Commission Expires: September 01, 2024



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Commence at the SW Corner of the NW 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 1 East, Shelby County, Alabama; thence N00°115'31"W a sitance of 939.50' to the POINT OF BEGINNING; thence continue N00°15'31"W a distance of 493.31'; thence S 89°28'33"E a distance of 1348.99'; thence S00°04'16"E a distance of 106.07'; thence S89°35'09"E a distance of 525.76'; thence S00°50'21"W a distance of 390.85'; thence N89°24'48"W a distance of 1866.96' to the POINT OF BEGINNING. Situated in Sections 10 & 15, all in Township 21 South, Range 1 East, Shelby County, Alabama.

ALSO AND INCLUDING/ SUBJECT TO an existing 22' Ingress/Egress & Utility Easement, as recorded in Instrument #: 20151012000355590, in the Office of the Judge of Probate of Shelby County, Alabama.

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

| | | | |
|------------------|---|-------------------------|---|
| Grantor's Name | Marlin Timothy Gallups Judy Jones Gallups | Grantee's Name | Corey Dupree Michele Dupree |
| Mailing Address | <u>1420 Hwy 7</u> <u>Wilsonville AL 35186</u> | Mailing Address | <u>5570 Rockdale Rd</u> <u>Bessemer AL 35022</u> |
| Property Address | <u>Gallups Lane</u> <u>Wilsonville, AL 35186</u> | Date of Sale | <u>January 2023</u> |
| | | Total Purchase Price | <u>\$180,000.00</u> |
| | | or | |
| | | Actual Value | <u></u> |
| | | or | |
| | | Assessor's Market Value | <u></u> |

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)

| | |
|-------------------------------|-----------------------|
| <u> </u> Bill of Sale | <u> </u> Appraisal |
| <u>xx</u> Sales Contract | <u> </u> Other |
| <u> </u> 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 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 January 18, 2023Print Marlin Timothy Gallups **Unattested**Sign Marlin Timothy Gallups
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/23/2023 09:58:20 AM
\$58.00 PAYGE
20230123000017440

**Form RT-1**

Allen S. Bayl