

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:
Eric W. Scheinert
189 Gallups Ln
Wilsonville AL 35186

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **SEVENTY TWO THOUSAND AND NO/00 DOLLARS (\$72,000.00)**, 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 T. Gallups and wife, Judy J. Gallups (herein referred to as Grantor)** grant, bargain, sell and convey unto **Eric W. Scheinert (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description

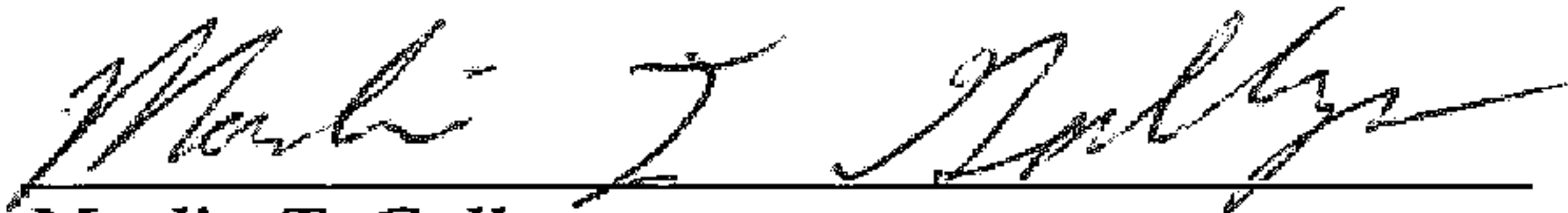
SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2023.
- 2. Easements, restrictions, rights of way, and permits of record.

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 16th day of June, 2023.

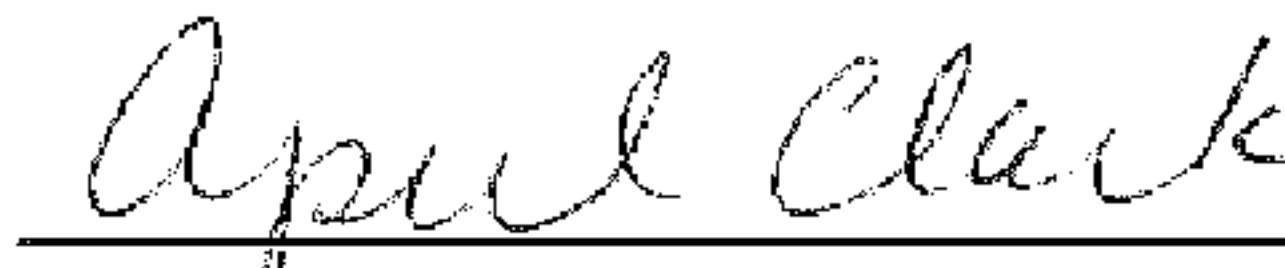

Marlin T. Gallups


Judy J. 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 T. Gallups and Judy J. 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 16th day of June, 2023.


Notary Public
My Commission Expires: 9/1/2024

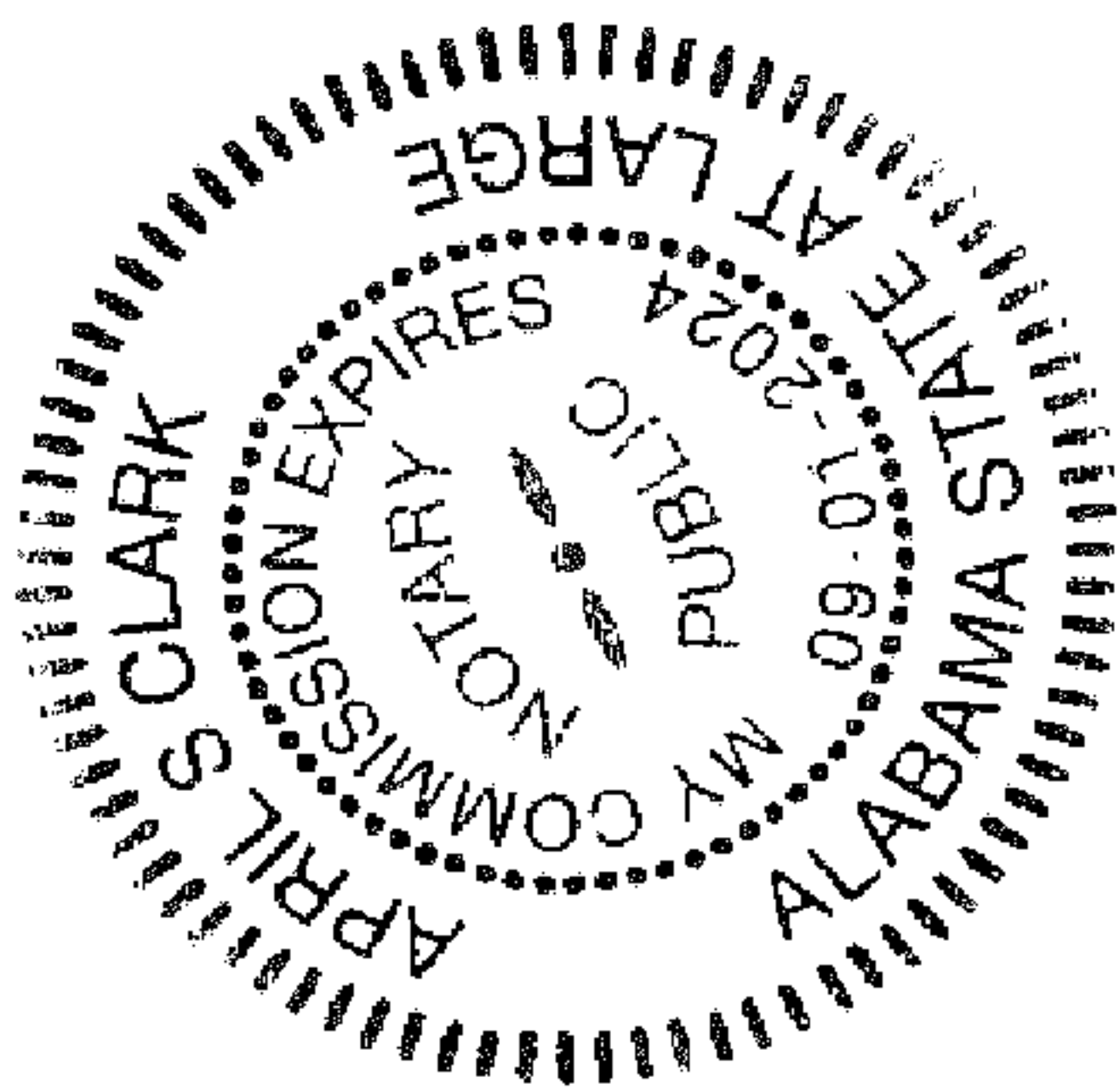


Exhibit "A" – Legal Description

Commence at the SE Corner of the SW 1/4 of the SE 1/4 of Section 10, Township 20 South, Range 1 East, Shelby County, Alabama; thence N00°04'16"W, a distance of 106.07' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 753.06'; thence S80°22'54"W, a distance of 1599.54'; thence S59°11'26"E, a distance of 264.92'; thence S00°15'31"E, a distance of 337.78'; thence S89°28'33"E, a distance of 1348.99' to the POINT OF BEGINNING.

ALSO AND INCLUDING A 22' Ingress/Egress and Utility Easement, lying 11' either side of and parallel to the following described centerline:

Commence at the SW Corner of the NW 1/4 of the NE 1/4 of Section 15, Township 20 South, Range 1 East, Shelby County, Alabama; thence N00°15'31"W, a distance of 471.50' to the POINT OF BEGINNING OF SAID CENTERLINE; thence continue along the last described course, a distance of 1299.69'; thence N59°11'26"W, a distance of 897.00' to the Southeasterly R.O.W. line of Shelby County Highway 7 and the POINT OF ENDING OF SAID CENTERLINE.

LESS AND EXCEPT:

Commence at the SE corner of the SW 1/4 of the SE 1/4 of Section 10, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 00 degrees 04 minutes 16 seconds West, a distance of 106.07 feet; thence North 89 degrees 28 minutes 33 seconds West, a distance of 910.45 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 438.54 feet; thence North 00 degrees 15 minutes 31 seconds West, a distance of 337.78 feet; thence North 59 degrees 11 minutes 26 seconds West, a distance of 264.92 feet; thence North 80 degrees 22 minutes 54 seconds East, a distance of 674.39 feet; thence South 00 degrees 15 minutes 31 seconds East, a distance of 590.16 feet to the POINT OF BEGINNING.

ALSO AND INCLUDING a 22' Ingress/Egress and Utility Easement, lying 11' either side of and parallel to the following described centerline:

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 North 00 degrees 15 minutes 31 seconds West, a distance of 471.50 feet to the POINT OF BEGINNING OF SAID CENTERLINE; thence continue along the last described course, a distance of 1299.69 feet; thence North 59 degrees 11 minutes 26 seconds West, a distance of 897.00 feet to the southeasterly R.O.W. line of Shelby County Highway 7 and the POINT OF ENDING OF SAID CENTERLINE. Situated in Shelby County, Alabama.

According to the survey of Rodney Y. Shiflett, dated August 19, 2015.

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Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/19/2023 04:01:23 PM
 \$100.00 PAYGE
 20230619000182740

Allen S. Bayl

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 Gallups
 Mailing Address 1420 Hwy 7
Wilsonville AL
35186

Grantee's Name Eric W. Scheinert
 Mailing Address 189 Gallups Ln
Wilsonville AL
35186

Property Address Aceage Hwy 7
Wilsonville AL
35186

Date of Sale 6-16-23
 Total Purchase Price \$ 73,000.00
 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 6-16-23

Print Mike T. Johnson

Unattested

(verified by)

Sign

Mike Johnson

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1