

SEND TAX NOTICE TO:

Bradley Bernard Johnson, Jr. and Madeline McCarthy
Johnson
2025 Oak Meadows Place
Birmingham, AL 35242

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FIVE HUNDRED THOUSAND AND 00/100 (\$500,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Sandra R. Gallups and Dennis Gallups, Wife and Husband**, whose address is 1511 Lake Heather Reserve, Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **Bradley Bernard Johnson, Jr. and Madeline McCarthy Johnson**, whose address is 2025 Oak Meadows Place, Birmingham, AL 35242, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Bradley Bernard Johnson, Jr. and Madeline McCarthy Johnson, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **2025 Oak Meadows Place, Birmingham, AL 35242 to-wit:**

Lot 40, according to the Survey of Oak Meadows 2nd Sector, as recorded in Map Book 22, Page 79, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$475,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 3 day of January, 2024.

Sandra R. Gallups
Sandra R. Gallups



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/05/2024 11:14:21 AM
\$50.00 PAYGE
20240105000004940

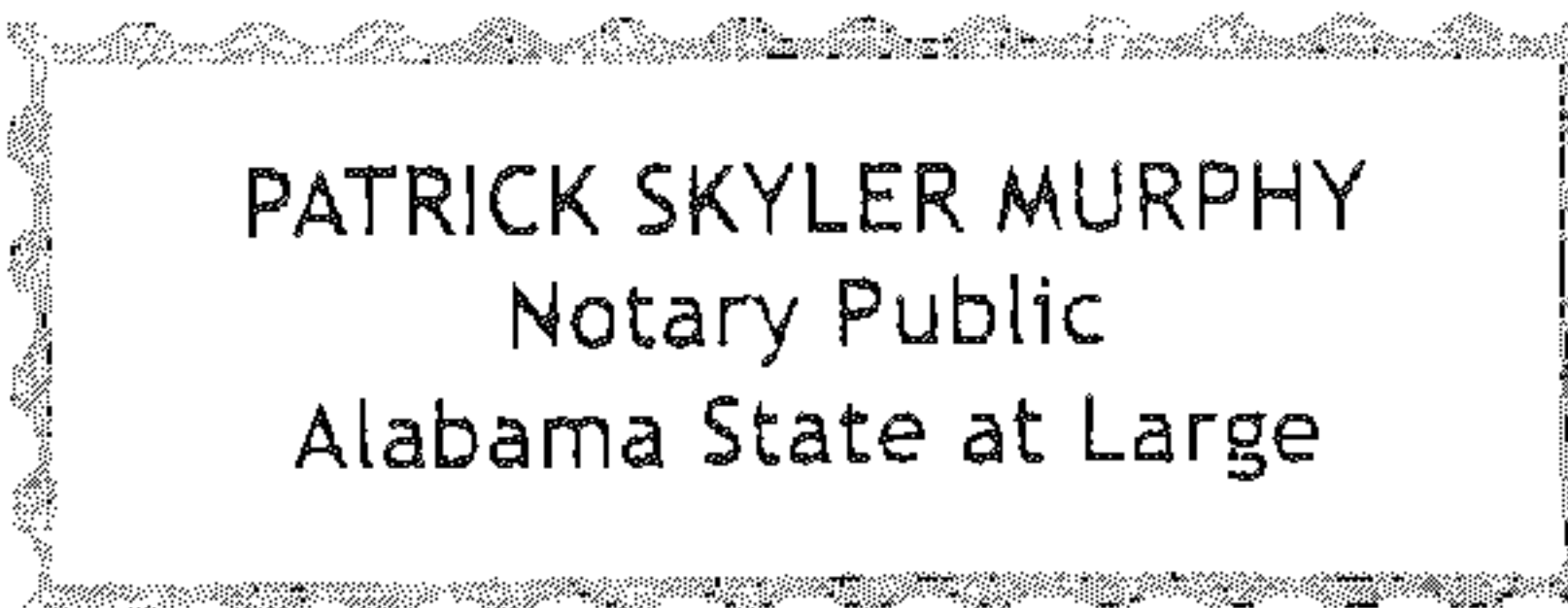
Allie S. Boyd

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that **Sandra R. Gallups** whose name(s) is/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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of January, 2024.

[Signature]
Notary Public
My Commission Expires: 03-25-26



IN WITNESS WHEREOF, Grantor has set their signature and seal on this 3rd day of January, 2024.

Dennis Gallups
Dennis Gallups

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that **Dennis Gallups** whose name(s) is/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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of January, 2024.

[Signature]
Notary Public
My Commission Expires: 03-25-26

