



20240221000045110 1/4 \$34.00
Shelby Cnty Judge of Probate, AL
02/21/2024 11:53:41 AM FILED/CERT

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357
Montevallo, AL 35115

Send Tax Notice: Grantor & Grantee
John Michael Galloway and
Heath Michael Galloway
150 Cherokee St
Montevallo AL 35115

STATE OF ALABAMA)

SHELBY COUNTY)

) JOINT TENANCY

) WITH RIGHT OF SURVIVORSHIP

Assessed value
\$ 226,800

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the
LOVE & AFFECTION and other good and valuable
considerations, the receipt and sufficiency of which are hereby acknowledged, that,
John Michael Galloway and Heath Newman Galloway as Personal Representatives
of the Estate of Sarah Frances Galloway (aka Sarah C. Galloway), Shelby County
Probate Case Number PR2023-000440, hereinafter called "Grantors", do hereby
GRANT, BARGAIN, SELL AND CONVEY unto **John Michael Galloway and Heath**
Newman Galloway hereinafter called "Grantees" for and during their joint lives and
upon the death of either of them, then to the survivor of them in fee simple, together with
every contingent remainder and right of reversion, the following described real estate,
situated in **Shelby County, Alabama**, to wit:

SEE EXHIBIT A

Note: This property does not serve as homestead for Grantors. *There is
no consideration as this is inheritance under Last Will & Testament.*

Subject to all items of record.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with
every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of
the Grantors covenant with said Grantees and the heirs and assigns of the Grantees,
that the Grantors are lawfully seized in fee simple of said premises; that said premises
are free from all encumbrances, unless otherwise noted above; that the Grantors have a
good right to sell and convey the said premises; that the Grantors and the heirs,
executors, administrators of the Grantors shall warrant and defend the said premises to
the Grantees and the heirs and assigns of the Grantees forever, against the lawful
claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal
of the Grantor thereto on this date the 15 day of January, 2024 at 725 West
Street, Montevallo, Alabama 35115.



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GRANTOR

John Michael Galloway (L.S.)

John Michael Galloway
Personal Representative of the
Estate of Sarah Frances Galloway
(aka Sarah C. Galloway)
Shelby County PR2023-000440

STATE OF ALABAMA)

SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smith, a Notary Public for the State at Large, hereby certify that the above posted name, *John Michael Galloway, Personal Representative of the Estate of Sarah Frances Galloway (aka Sarah C. Galloway), Shelby County Probate Case No. PR2023-000440*, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 15 day of January, 2024.

Chris Smith

Notary Public

MCE

05/01/2024

GRANTOR

Heath Newman Galloway (L.S.)

Heath Newman Galloway
Personal Representative of the
Estate of Sarah Frances Galloway
(aka Sarah C. Galloway)
Shelby County PR2023-000440



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STATE OF ALABAMA

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)
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ACKNOWLEDGMENT

SHELBY COUNTY

I, Chris Sautterman, a Notary Public for the State at Large, hereby certify that the above posted name, *Heath Newman Galloway, Personal Representative of the Estate of Sarah Frances Galloway (aka Sarah C. Galloway), Shelby County Probate Case No. PR2023-000440*, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 15 day of January, 2024.

Notary Public

MCE 05/01/2024

EXHIBIT
Lot 1, according to First Addition to "INDIAN HIGHLANDS" as shown by
map recorded in Map Book 5, Page 6, in the Probate Office of Shelby
County, Alabama; being situated in Shelby County, Alabama.



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