

This Instrument was Prepared by:

Send Tax Notice To: Charles Wilder
Linda Wilder

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

2335 RIDGE TRAIL
BIRMINGHAM, AL 35292

File No.: S-25-30452

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 **Four Hundred Thousand Dollars and No Cents (\$400,000.00)**, 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, **Vicki Gallups**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Charles Wilder and Linda Wilder**, joint tenants with right of survivorship (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 2025 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.
Grantor herein is the surviving grantee in Inst No. 2000-06606, Probate Office Shelby County, Alabama, the other grantee, Terry Gallups is deceased, having died 8/11/2017.
\$0.00 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 10th day of April, 2025.

Vicki Gallups
Vicki Gallups

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Vicki 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 10th day of April, 2025

Notary Public, State of Alabama

My Commission Expires: August 19, 2028

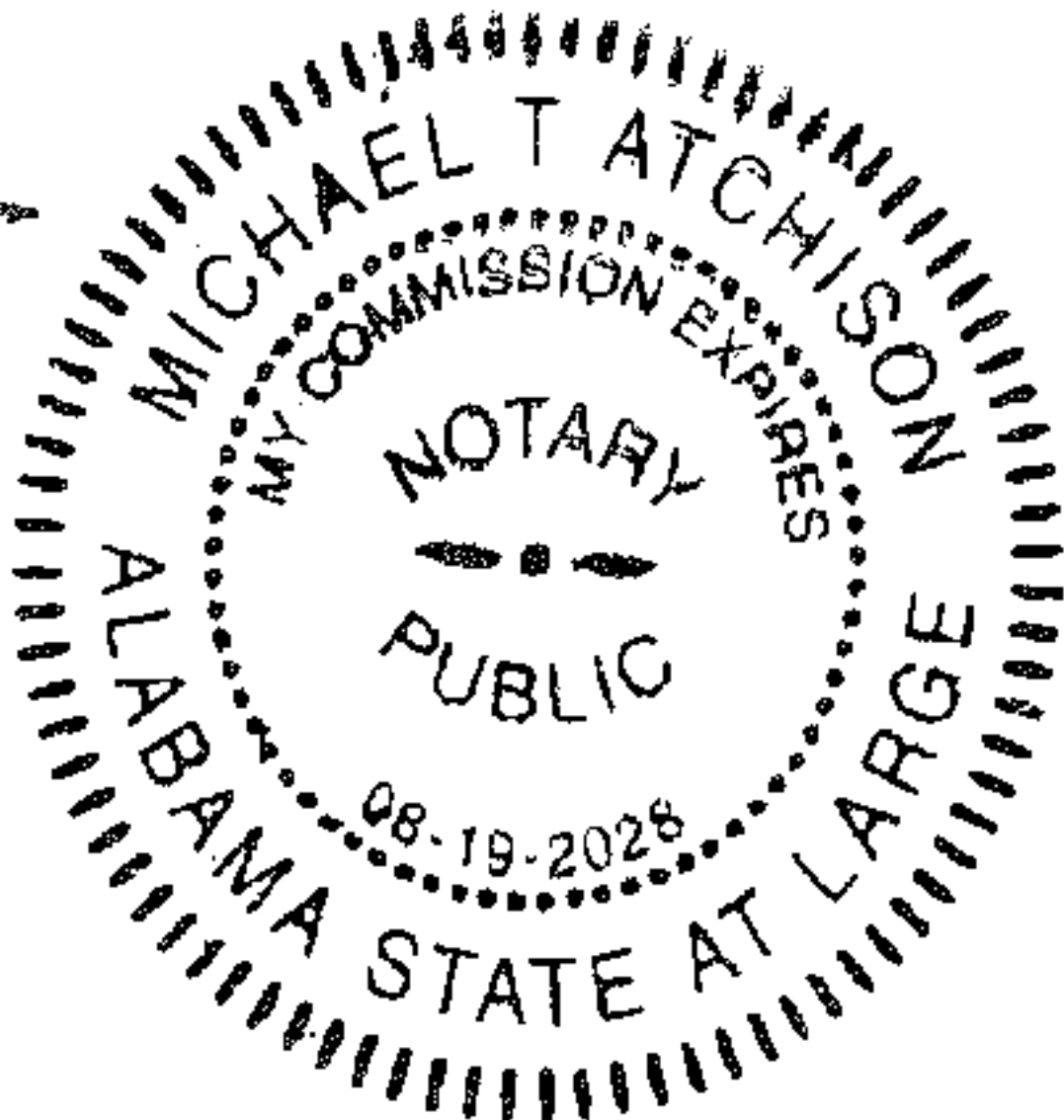


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Commence at the Northwest corner of the NE 1/4 of the SW 1/4 of Section 6, Township 21 South, Range 1 East; thence run East along the North line of said 1/4-1/4 Section for a distance of 1282.77 feet to a point on the West right of way line of Shelby County Highway No. 49; thence turn an angle of 88 degrees 55 minutes to the right of way and run along said highway right of way a distance of 916.00 feet to the Point of Beginning; thence continue along said highway right of way a distance of 338.82 feet; thence turn an angle of 91 degrees 05 minutes to the right and run a distance of 733.00; thence turn an angle of 91 degrees 05 minutes to the right and run a distance of 733.00 feet; thence turn an angle of 88 degrees 55 minutes to the right and run a distance of 1214.82 feet; thence turn an angle of 91 degrees 05 minutes to the right and run a distance of 36.00 feet; thence turn an angle of 88 degrees 55 minutes to the right a distance of 876.00 feet; thence turn an angle of 88 degrees 55 minutes to the left and run a distance of 697.00 feet to the Point of Beginning. Situated in the NE 1/4 of the SW 1/4 of Section 6, Township 21 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama.

PARCEL 2:

Commence at the Northwest corner of the NE 1/4 of the SW 1/4 of Section 6, Township 21 South, Range 1 East; thence run East along the North line of said 1/4-1/4 Section a distance of 1282.77 feet to a point on the West right of way of Shelby County Highway No. 49; thence turn an angle of 88 degrees 55 minutes to the right and run along said highway right if way distance of 790.00 feet to the Point of Beginning; thence continue in same direction along said highway right of way a distance of 126.00 feet; thence turn an angle of 91 degrees 05 minutes to the right of way and run a distance of 697.00 feet; thence turn an angle of 88 degrees 55 minutes to the right and run a distance of 126.00 feet; thence turn an angle of 91 degrees 05 minutes to the right and run a distance of 697.00 feet to the Point of Beginning. Situated in the NE 1/4 of the SW 1/4 of Section 6, Township 21 South, Range 1 East, Shelby County, Alabama.

PARCEL 3:

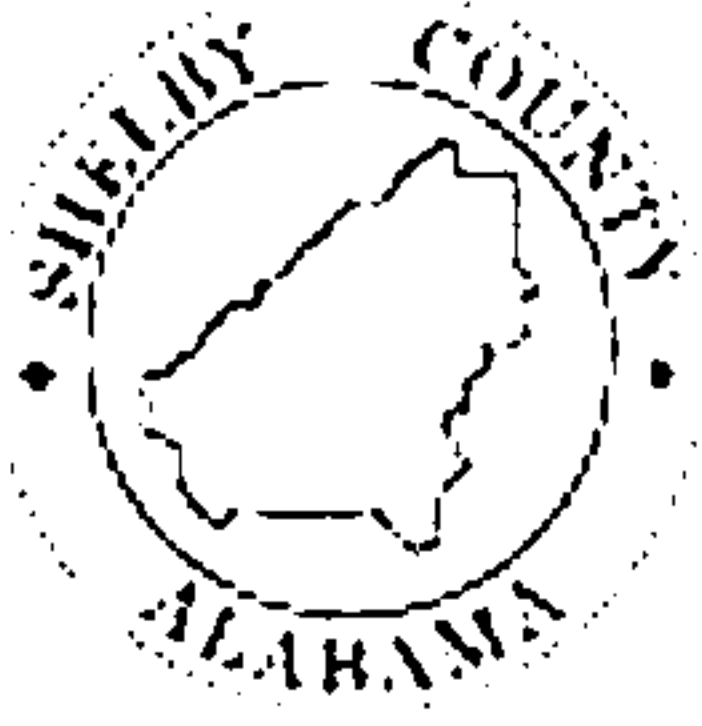
Commence at the Northwest corner of the NE 1/4 of the SW 1/4 of Section 6, Township 21 South, Range 1 East; thence run East along the North line of said 1/4-1/4 Section a distance of 1282.77 feet to a point on the West right of way line of Shelby County Highway #49; thence turn an angle of 88 degrees 55 minutes right and run along said Highway right of way a distance of 40.00 feet to the Point of Beginning; thence continue in the same direction along said highway right of way a distance of 750.0 feet; thence turn an angle of 91 degrees 05 minutes to the right and run a distance of 697.00 feet; thence turn an angle of 88 degrees 55 minutes to the right and run a distance of 750.00 feet; thence turn an angle of 91 degrees 05 minutes to the right and run a distance of 697.00 feet to the Point of Beginning.

PARCEL 4:

A tract of land in the NW 1/4 of the SW 1/4 of Section 6, Township 21 south, Range 1 East, Shelby County, Alabama described as follows:
Commence at the NW corner of the NE 1/4 of the SW 1/4 of Section 6, Township 21 South, Range 1 East; thence run East along the North side of said 1/4-1/4 Section a distance of 549.77 feet; thence turn an angle of 88 degrees 55 minutes 00 seconds to the right and run a distance of 40.00 feet to the Point of Beginning; thence continue in the same direction a distance of 1214.82 feet; thence turn an angle of 91 degrees 05 minutes 00 seconds to the right and run a distance of 442.00 feet; thence turn an angle of 88 degrees 05 minutes 00 seconds to the right and run a distance of 1210.83 feet; thence turn an angle of 48 degrees 18 minutes 00 seconds to the right and run a distance of 5.88 feet; thence turn an angle of 42 degrees 47 minutes 00 seconds to the right and run a distance of 437.61 feet to the Point of Beginning, Situated in the NE 1/4 of the SW 1/4 of Section 6, Township 21 South, Range 1 East, Shelby County, Alabama.

PARCEL 5:

Commence at the NW corner of the NE 1/4 of the SW 1/4 of Section 6, Township 21 South, Range 1 East; thence run East along the North line of said 1/4-1/4 Section a distance of 549.77 feet; thence turn an angle of 88 degrees 55 minutes 00 seconds to the right and run a distance of 1254.82 feet; thence turn an angle of 91 degrees 05 minutes 00 seconds to the right and run a distance of 442.00 feet o the Point of Beginning; thence continue in the same direction a distance of 126.75 feet to a point on the West line of said NE 1/4 of the SW 1/4; thence turn an angle of 90 degrees 13 minutes to the left and run South along the West line of said 1/4-1/4 Section a distance of 73.65 feet to the SW corner of the NE 1/4 of the SW 1/4; thence turn an angle of 90 degrees 13 minutes to the right and run a distance of 69.97 feet; thence turn an angle of 89 degrees 47 minutes 00 seconds to the right and run a distance of 1119.74 feet; thence turn an angle of 47 degrees 26 minutes 00 seconds to the right and run a distance of 95.00 feet to a point on the West line of NE 1/4 of the SW 1/4; thence continue in the same direction a distance of 147.23 feet; thence turn an angle of 131 degrees 42 minutes to the right and run a distance of 1210.83 feet to the Point of Beginning. Situated in the NE 1/4 of the SW 1/4 of Section 6, Township 21 South, Range 1 East, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/10/2025 02:30:20 PM
\$428.00 PAYGE
20250410000107160

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	Vicki Gallups	Grantee's Name	Charles Wilder
Mailing Address	83870 Highway 30 Wilsonville, AL 35186	Mailing Address	Linda Wilder 2335 Ridge Trail Birmingham AL 35242
Property Address	Wilsonville, AL 35187	Date of Sale	April 10, 2025
		Total Purchase Price	\$400,000.00
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 April 04, 2025

Print Vicki Gallups

Unattested

Sign

Vicki Gallups

(verified by)

(Grantor/Grantee/Owner/Agent) circle one