

THIS INSTRUMENT PREPARED BY:  
Alan C. Keith

Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:  
Gionna Borelli, Garrard Hargrove, Donna  
Hargrove and Michael B. Godsey  
979 McAllister Drive  
Calera, AL 35040

STATE OF ALABAMA )

**JOINT SURVIVORSHIP DEED**

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FORTY FIVE THOUSAND and NO/100 (\$145,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Rebecca B. Rippy, a single person**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Gionna Borelli, Garrard Hargrove, Donna Hargrove, and Michael B. Godsey** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 52, according to the Survey of Savannah Pointe, Sector III, Phase I, as recorded in Map Book 25, Page 113, in the Office of the Judge of Probate of Shelby County, Alabama.

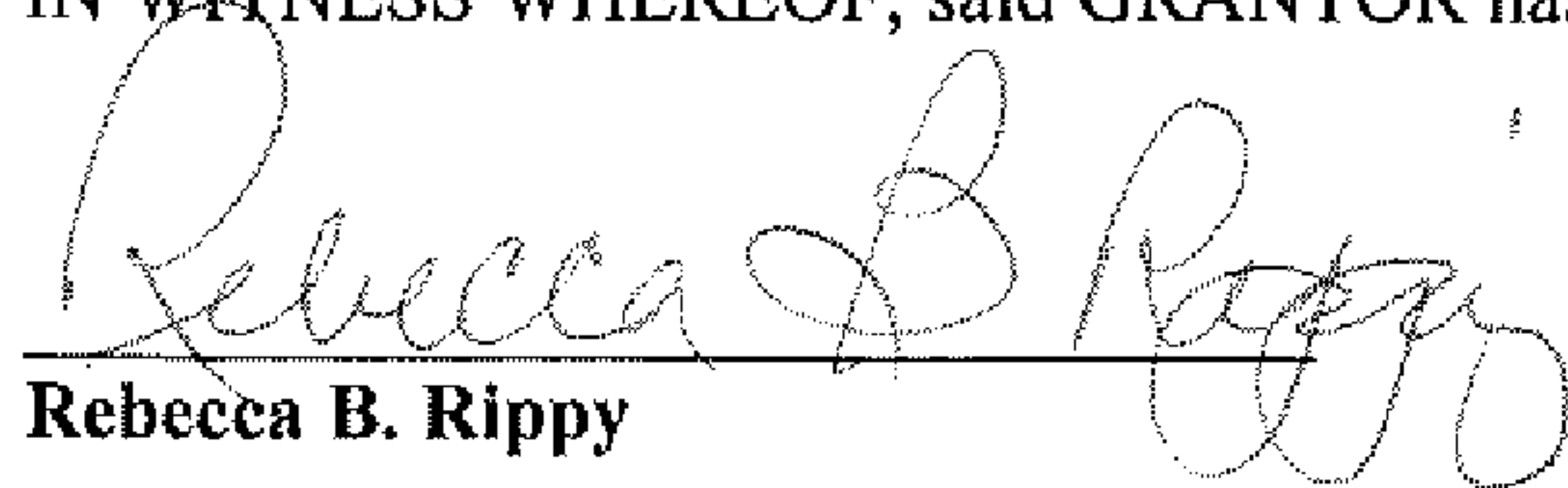
Property known as: **979 McAllister Drive, Calera, AL 35040**

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$137,750.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants with rights of survivorship, their heirs and assigns forever. It is the intention of the GRANTEES herein that title to the property is held jointly with the right of survivorship and the joint tenancy shall not be extinguished upon the death of the first GRANTEE to die or the subsequent death of any of the remaining surviving GRANTEES. The joint tenancy with right of survivorship shall continue to remain in full force and effect and upon the subsequent death of any of the then surviving GRANTEE(S) any and all of the decedents undivided fractional interest shall continue to pass to the remaining surviving grantee(s) in equal parts until the entire interest in fee simple passes to the last surviving GRANTEE.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 12 day of July, 2019.

  
Rebecca B. Rippe

STATE OF ALABAMA            )  
  :  
COUNTY OF JEFFERSON        )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Rebecca B. Rippe**, 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, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12 day of July, 2019.



NOTARY PUBLIC

My Commission Expires: March 14, 2020

ALAN CROCKER KEITH  
Notary Public, Alabama State at Large  
My Commission Expires March 14, 2020

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Rebecca B. Rippey  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Gionna Borelli, Garrard  
Mailing Address Hargrove, Donna Hargrove  
979 McAllister Drive  
Calera, AL 35040

Property Address 979 McAllister Drive  
Calera, AL 35040  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale July 13, 2019  
Total Purchase Price \$ 145,000.00  
or  
Actual Value \$ \_\_\_\_\_

20190715000250540 07/15/2019 10:58:56 AM DEEDS 3/3 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 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 7-12-19

Print Alan Keith

Unattested \_\_\_\_\_  
(verified by)

Sign AK  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/15/2019 10:58:56 AM  
\$22.00 CHERRY  
20190715000250540

Alan S. Byrd