

THIS INSTRUMENT PREPARED BY:  
Jeff W. Parmer  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

SEND TAX NOTICE TO:  
Dorothy Ragsdale  
Ricky Ragsdale  
42390 Washington Avenue  
Winthrop Harbor, IL 60096

STATE OF ALABAMA        )

**JOINT SURVIVORSHIP DEED**

COUNTY OF JEFFERSON    )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED EIGHTY THOUSAND and NO/100 (\$180,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Marlin Timothy Gallups, and spouse, Judy Jones Gallups** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Dorothy Ragsdale and Ricky Ragsdale** (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:

**See Attached Exhibit "A"**

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

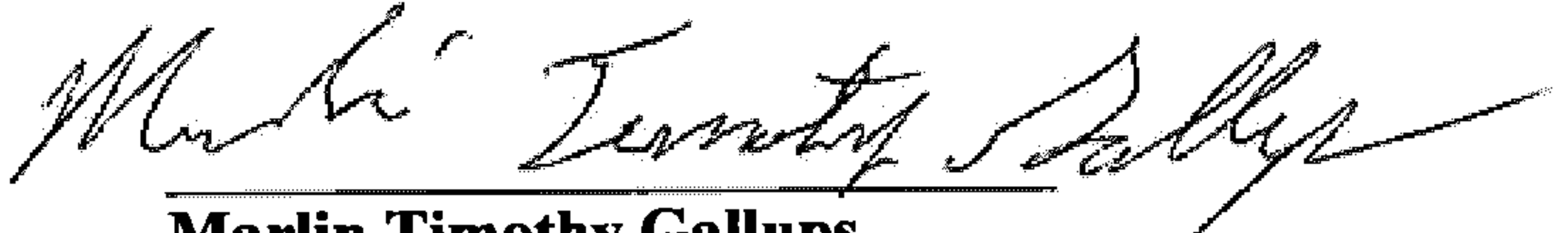
**Property Address: Gallups Lane Lot 3 Wilsonville, AL, 35186**

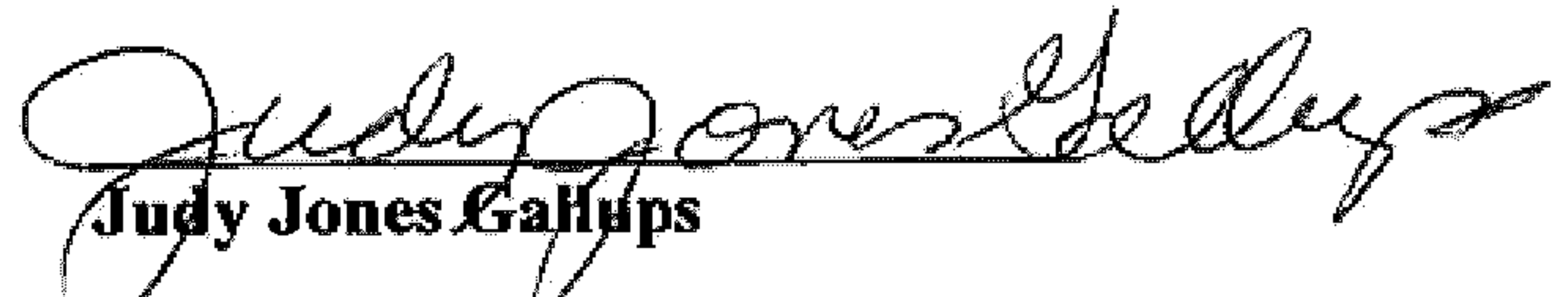
**\$148,000.00** of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

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 right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **May 13, 2024**.

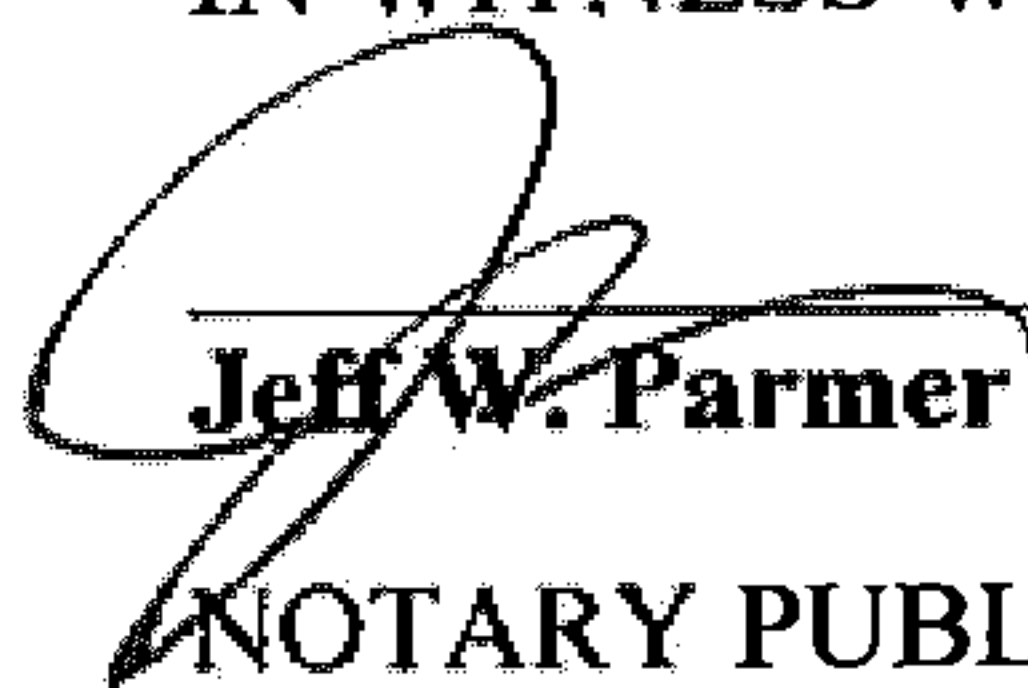
  
**Marlin Timothy Gallups**

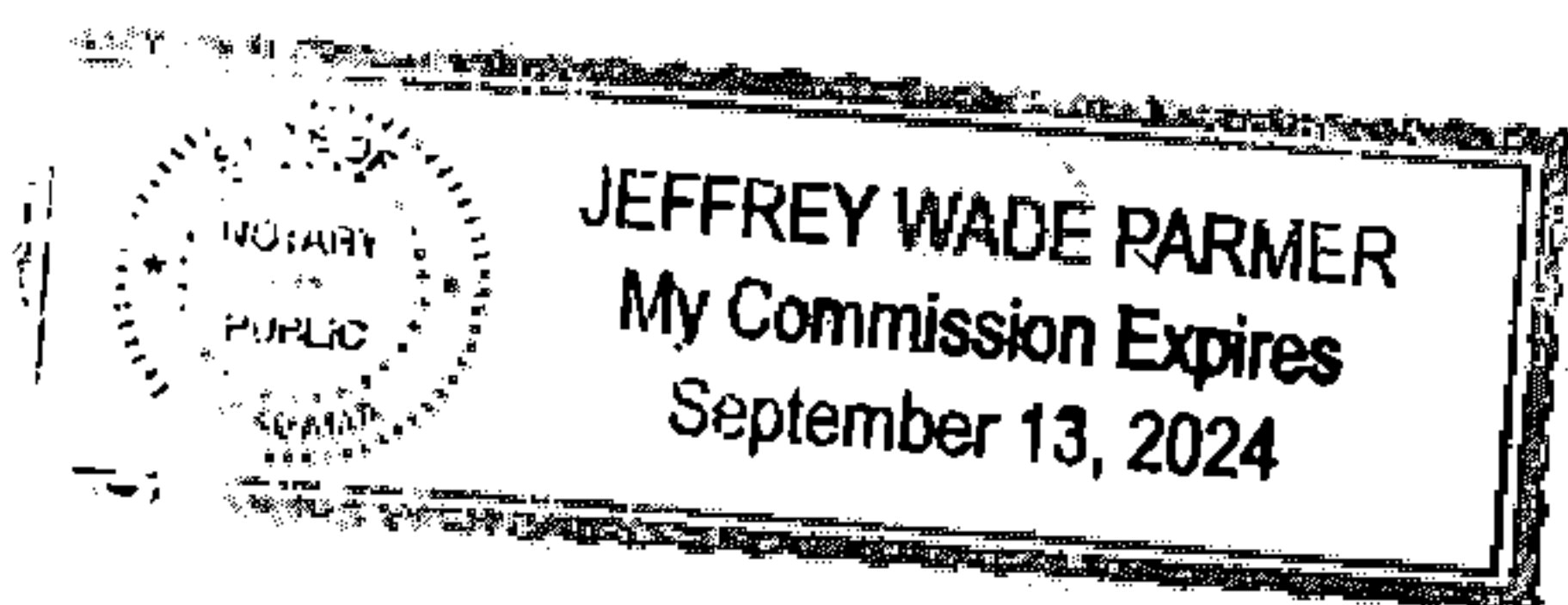
  
**Judy Jones Gallups**

STATE OF ALABAMA   )  
:  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Marlin Timothy Gallups and Judy Jones Gallups**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **May 13, 2024**.

  
**Jeff W. Parmer**  
NOTARY PUBLIC  
My Commission Expires: 09/13/2024



## **Exhibit A**

### **Legal Description**

**BEGIN 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, said point being the POINT OF BEGINNING; thence N00°15'31"W a distance of 471.50'; thence S89°24'50"E a distance of 1851.90'; thence S00°00'46"W a distance of 195.84'; thence S89°09'39"E a distance of 3.27"; thence S00°50'21"W a distance of 274.86"; thence N89°20'00"W a distance of 503.49'; thence N89°28'33"W a distance of 1345.48' to the POINT OF BEGINNING.**

**Said Parcel containing 20.00 acres, more or less.**

**ALSO AND INCLUDING / SUBJECT TO an existing 22' Ingress/Egress & Utility Easement, as recorded in Instrument #20151012000355590 & Instrument #20210329000154850, in the Office of the Judge of Probate of Shelby County, Alabama.**

**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 Timothy Gallups and Judy Jones  
GallupsMailing Address 1420 County Road 7  
Wilsonville, AL 35186Property Address Gallups Lane Lot 3  
Wilsonville, AL 35186Grantee's Name Dorothy Ragsdale and Ricky Ragsdale  
Mailing Address 42390 Washington Avenue  
Winthrop Harbor, IL 60096Date of Sale May 13, 2024Total Purchase Price \$180,000.00

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☐ Appraisal  
☐ 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 5-13-2024Print Jeff W. ParmerSign Jeff W. Parmer  
(Grantor/Grantee/ Owner/Agent) circle one

I Inattested

Filed and Recorded  
Official Public Records  
Judge of Probate (verified by) \_\_\_\_\_  
Clerk  
Shelby County, AL  
05/15/2024 08:46:15 AM  
\$63.00 CHARITY  
20240515000143130

**Form RT-1***Allen S. Byrd*