

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080

Send Tax Notice to:  
Richard Ragland and  
Brenda Fox-Ragland  
4042 Saddle Run Circle  
Pelham, AL 35124

STATE OF ALABAMA  
SHELBY COUNTY



LIFE ESTATE DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Richard Ragland and Brenda Fox-Ragland, also known of record as Brenda Fox, husband and wife** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, it is the intention of the GRANTOR to reserve to himself/herself during the full term of his/her natural life the right of possession and occupancy in and to the real estate and the rents and profits arising from it, and to convey unto the GRANTEE, **Justin Ragland, Jenny Shain, and Jeremy Fox** (hereinafter referred to as GRANTEE whether one or more) together as joint tenants with rights of survivorship, the full fee simple title to the real estate, subject only to a life estate reserved herein by GRANTOR, legally described as:

LOT 18-A, ACCORDING TO THE RESURVEY OF LOTS 17 AND 18  
SADDLE RUN SUBDIVISION, AS RECORDED IN MAP BOOK 12,  
PAGE 70, IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA.

Subject to easements, restrictions and reservations of record, if any and subject to ad valorem taxes due, if any, and for subsequent years not yet due and payable.

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 GRANTEE, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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 hereinabove 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 GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT. THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTY AS TO THE ACCURACY OF THE LEGAL DESCRIPTION(S) FURNISHED BY THE GRANTOR.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 7<sup>th</sup> day of August, 2024.

X Richard Ragland  
Richard Ragland

X Brenda Fox-Ragland  
Brenda Fox-Ragland

STATE OF Alabama  
Shelby COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Richard Ragland and Brenda Fox-Ragland**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7<sup>th</sup> day of August, 2024.

Christopher Owens  
Notary Public

My Commission Expires: 7/13/25

CHRISTOPHER OWENS  
Notary Public, Alabama State at Large  
My Commission Expires July 13, 2025

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name: Richard Ragland and Brenda Fox-RaglandGrantee's Name: Justin Ragland, Jenny Shain and  
Jeremy FoxMailing Address: 4042 Saddle Run Circle  
Pelham, AL 35124Mailing Address: 4042 Saddle Run Circle  
Pelham, AL 35124Property Address: 4042 Saddle Run Circle  
Pelham, AL 35124Date of Sale: August 7, 2024

Total Purchase Price: \$ \_\_\_\_\_

Or

Actual Value: \$ \_\_\_\_\_

Or

Assessor's Market Value: \$252,500.00

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  
☐ Closing Statement

☐ Appraisal  
☒ Other: 1/2 Tax Assessor's Value - \$126,250.00

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: August 7, 2024

Print: Richard Ragland

Sign Richard Ragland  
(Grantor/Grantee/ Owner/Agent) circle one

Unattested \_\_\_\_\_

(verified by)



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/08/2024 10:10:25 AM  
 \$156.50 PAYGE  
 20240808000246370

**Form RT-1**