

Send tax notices and after recording mail to:

400 Pin Oak Circle
Chelsea, Alabama 35043

Prepared By:

Spencer P. Waddell
Gregory Varner & Associates
Post Office Box 338
Ashland, Alabama 36251

WARRANTY DEED
WITH RIGHTS OF SURVIVORSHIP
AND WITH LIFE ESTATE RESERVATION

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that **SANDRA FAYE GALLASPY, a widow** (the “Grantor”), for and in consideration of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration paid by **ANDREA GALLASPY MADDOX, RACHEL GALLASPY BAILEY, and LESLEY GALLASPY HARDIN** (“Grantees”), the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain, sell, and convey unto the Grantees in **fee simple, as joint tenants with rights of survivorship**, together with every contingent remainder and right of reversion, the following described real property situated in **Shelby County, Alabama**, to wit:

Lot 213, according to the Survey of Yellowleaf Ridge Estates, Second Sector, as recorded in Map Book 21, Page 93 A, B and C, in the Probate Office of Shelby County, Alabama.

Prior Deed Reference(s): Instrument No. 20040127000043760

The above-described property is part of the Grantor’s homestead.

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting the above-described property.

No title work was performed nor requested, and the scrivener makes no warranties, nor does he or she express an opinion, as to the Grantor’s title, or lack thereof.

Continuous Marriage Certification: Grantor, Sandra Faye Gallaspy, is the surviving spouse of G.M. Gallaspy, Jr., also known as Garland Miller Gallaspy, Jr., who died December 23, 2025. Mr. and Mrs. Gallaspy held title to the property conveyed herein as joint tenants with rights of survivorship by virtue of that certain deed recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument No. 20040127000043760. Grantor and G.M. Gallaspy, Jr. remained married to each other continuously, without interruption, from the date of taking

title to the subject property until the death of G.M. Gallaspy, Jr. on December 23, 2025.

GRANTOR HEREBY RESERVES A LIFE ESTATE IN SAID PROPERTY FOR HER LIFETIME.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants 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, subject to the life estate reservation herein.

And I do for myself and my heirs and personal representatives covenant with the said Grantees and their heirs, successors, and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances and that I have a good right to sell and convey the same as aforesaid; that I will and my heirs and personal representatives shall warrant and defend the same to the said Grantees and their heirs, successors, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, hereto set her signature and seal on this the 25 day of February, 2026.

GRANTOR:

Sandra Faye Gallaspy

SANDRA FAYE GALLASPY

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that **SANDRA FAYE GALLASPY**, whose name is signed to the foregoing conveyance and who is known to me, personally appeared and acknowledged before me on this day that, being informed of the contents of said conveyance, he or she executed the same voluntarily on the day the same bears date.

Given under my hand this the 25 day of February, 2026.

(NOTARY SEAL)

BROOKE KUYKENDALL
Notary Public, Alabama State at Large
My Commission Expires March 31, 2027

[Signature]

Notary Public
My Commission Expires: 3/31/27

ALABAMA
Center for Health Statistics
ALABAMA CERTIFICATE OF DEATH State File Number **101 2025-56549**

1. DECEASED LEGAL NAME Garland Miller Gallaspy Jr				2. DATE AND TIME OF DEATH Dec 23, 2025			
3. ALIAS NAME (IF ANY) None Given				4. DATE AND TIME PRONOUNCED DEAD Dec 23, 2025 2012			
5. COUNTY OF DEATH Shelby		6. CITY, TOWN OR LOCATION OF DEATH AND ZIP CODE Chelsea, 35043		7. PLACE OF DEATH 400 Pin Oak Circle			
8. SEX Male		9. LAST NAME PRIOR TO FIRST MARRIAGE				10. SERVED IN ARMED FORCES Yes	
11. AGE 78	UNDER 1 YEAR MONTHS	UNDER 1 YEAR DAYS	UNDER 1 DAY HRS	UNDER 1 DAY MINS	12. DATE OF BIRTH Jan 18, 1947		13. BIRTHPLACE (State or Foreign Country) Mississippi
15. MARITAL STATUS Married		16. SURVIVING SPOUSE NAME PRIOR TO FIRST MARRIAGE Sandra Crosby				17. RESIDENCE STATE Alabama	
18. RESIDENCE COUNTY Shelby		19. CITY, TOWN OR LOCATION AND ZIP CODE Chelsea, 35043		20. STREET ADDRESS 400 Pin Oak Circle			
21. INFORMANT NAME, RELATIONSHIP AND ADDRESS Sandra Crosby Gallaspy, Wife, 400 Pin Oak Circle, Chelsea, AL 35043							
22. FATHER/PARENT NAME PRIOR TO FIRST MARRIAGE Garland Miller Gallaspy Sr				23. MOTHER/PARENT NAME PRIOR TO FIRST MARRIAGE Ellouise Fancher			
24. DISPOSITION OF BODY Burial		25. CEMETERY OR CREMATORY Evergreen Cemetery		26. LOCATION Sylacauga, Alabama			
27. DATE OF DISPOSITION Dec 27, 2025		28. FUNERAL DIRECTOR OR OTHER AGENT Shane Culver		29. LICENSE NUMBER		30. DATE SIGNED Jan 5, 2026	
31. FUNERAL HOME NAME AND ADDRESS Radney-Smith Funeral Home, 320 North Elm Street, Sylacauga, AL 35150						32. LICENSE NUMBER	
33. MEDICAL CERTIFICATION: Coroner							
34. NAME David J Lash, Deputy Coroner				35. LICENSE NUMBER		36. DATE SIGNED Dec 30, 2025	
37. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH PO Box 1321, Columbiana, Alabama 35051							
38. REGISTRAR Nicole Henderson Rushing						39. DATE FILED Jan 5, 2026	

CAUSE OF DEATH

40. PART I. DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH							INTERVAL	
IMMEDIATE CAUSE	A. Blunt Force Trauma						seconds	
	DUE TO (OR AS A CONSEQUENCE OF):							
	UNDERLYING CAUSE	B. Fall from a standing position						seconds
		DUE TO (OR AS A CONSEQUENCE OF):						
C. _____								
DUE TO (OR AS A CONSEQUENCE OF):								
41. PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH Hypertensive Atherosclerotic Cardiovascular Disease								
42. MANNER OF DEATH Accident		43. PREGNANT (IF FEMALE)		44. AUTOPSY No	45. FINDINGS CONSIDERED	46. TOXICOLOGY No	47. FINDINGS CONSIDERED	48. TOBACCO USE CONTRIBUTED TO DEATH No
49. HOW INJURY OCCURRED Decedent fell striking his head on the tub								
50. DATE AND TIME OF INJURY Dec 23, 2025 +/- 1900			51. INJURY AT WORK No		52. IF TRANSPORTATION INJURY, SPECIFY			
53. PLACE OF INJURY Home			54. LOCATION OF INJURY 400 Pin Oak Drive, Chelsea, AL					

ADPH HS E2/REV 01-21

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2026-104-298-0

January 6, 2026

Nicole H. Rushing
 Nicole Henderson Rushing
 State Registrar of Vital Statistics

ANY ALTERATIONS VOID THIS DOCUMENT

Real Estate Sales Validation Form

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

Grantor's Name Sandra Faye Gallaspy
Mailing Address 400 Pin Oak Circle
Chelsea, Alabama 35043

Grantee's Name Rachel Gallaspy Bailey, et. al.
Mailing Address 1072 Highland Village Trail
Birmingham, Alabama 35242

Property Address 400 Pin Oak Circle
Chelsea, Alabama 35043

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 362,500

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/26/2026 10:18:08 AM
\$395.50 BRITTANI
20260226000054310



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 Tax Assessed Value

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 2-26-2026

Print Spencer P. Waddell, Attorney at Law

Unattested _____
(verified by)

Sign *Spencer P. Waddell*
(Grantor/Grantee/Owner/Agent) circle one