THIS INSTRUMENT PREPARED BY:

MORGAN M. TURNER

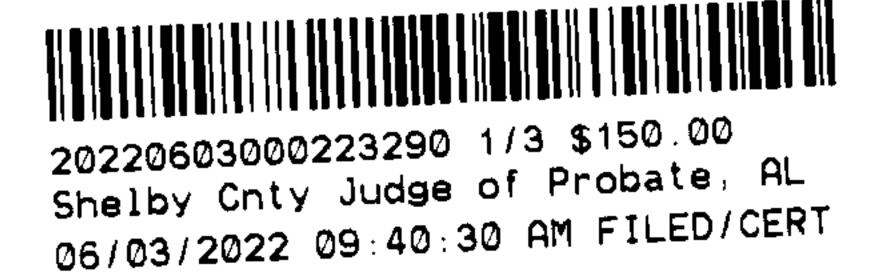
BOARDMAN, CARR, PETELOS, WATKINS & OGLE, P.C. 221 Chesser Loop Road
400 BOARDMAN DRIVE

CHELSEA, ALABAMA 35043

The preparer of this deed makes no certification as to title
and has not examined the title to the property.

GENERAL WARRANTY DEED
(Joint Tenancy with Right of Survivorship)

STATE OF ALABAMA)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Hobert S. Fields, an unmarried man** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Hobert S. Fields, an unmarried man, and Melissa Hadder, a married woman**, (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 169, according to the Amended Map of Cottages of Chesser, Phase II, as recorded in Map Book 38, page 49 in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Cottages at Chesser Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040511000248910 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Property address: 221 Chesser Loop Road, Chelsea, Alabama 35043

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

Note: The preparer of this deed has not researched the title to this real property.

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 others, 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.

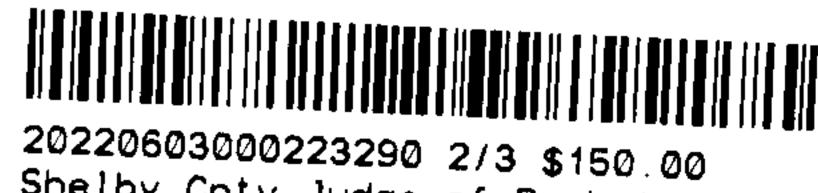
AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, 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 successors, 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 GRANTOR, Hobert S. Fields, has hereunto set his hand and seal this the 2nd day of June, 2022.

Hobert S. Fields

Shelby County, AL 06/03/2022 State of Alabama Deed Tax:\$122.00

STATE OF ALABAMA)
COUNTY OF SHELBY)



20220603000223290 2/3 \$150.00 Shelby Cnty Judge of Probate, AL 06/03/2022 09:40:30 AM FILED/CERT

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Hobert S. Fields, an individual whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of June, 2022.

NOTARY PUBLIC

My Commission Expires: 9.28-24

Real Estate Sales Validation Form

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

This	Document must be filed in accorda		
Grantor's Name	NOBERT S. FIRLUS		MELISSA HARDER
Mailing Address	22/ CHESSER LOWERD		304 KINWOOD RD STEERRIT AL 35147
	CHELDER 172 35045		
Property Address	211 CHPSSERLOWS CHELSON, HL 35501	おう Date of Sale う Total Purchase Price	
		or	06/03/2022 09:40:30 AM FILED/CER
	······································	Actual Value or	<u>\$</u>
		Assessor's Market Value	\$ 243,800 - 121,900
evidence: (check of Bill of Sale Sales Contraction Closing State	ement	ntary evidence is not require Appraisal Other ASSCSS access	ed)
If the conveyance above, the filing o	document presented for record this form is not required.	dation contains all of the re	equired information referenced
		nstructions	
Grantor's name a to property and the	nd mailing address - provide the eir current mailing address.		ersons conveying interest
Grantee's name a to property is bein	and mailing address - provide thing conveyed.	he name of the person or p	ersons to whom interest
Property address	- the physical address of the p	roperty being conveyed, if	available.
Date of Sale - the	e date on which interest to the p	property was conveyed.	
Total purchase placed being conveyed be	rice - the total amount paid for by the instrument offered for rec	the purchase of the proper cord.	ty, both real and personal,
conveyed by the	he property is not being sold, the instrument offered for record. The assessor's current materials	This may be evidenced by	y, both real and personal, being an appraisal conducted by a
excluding current responsibility of v	vided and the value must be det t use valuation, of the property valuing property for property tax e of Alabama 1975 § 40-22-1 (I	as determined by the local x purposes will be used and	nate of fair market value, official charged with the d the taxpayer will be penalized
accurate. I furthe	est of my knowledge and belief er understand that any false sta dicated in <u>Code of Alabama 19</u>	tements claimed on this fo	ned in this document is true and rm may result in the imposition
Date 6-3-22		Print 1/030KT 5. F1	EL-175
Unattested		Sign // Grantor/Gran	COS ntee/Owner/Agent) circle one
	(verified by)	(Ulai ILUI / Ulai	1/001 0 111 10111 10 01111 011 011 0110 -

Form RT-1