

THIS INSTRUMENT PREPARED BY:
MORGAN M. TURNER
BOARDMAN, CARR, PETELOS, WATKINS & OGLE, P.C.
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.

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
221 Chesser Loop Road
Chelsea, Alabama 35043

GENERAL WARRANTY DEED
(Joint Tenancy with Right of Survivorship)

STATE OF ALABAMA)
SHELBY COUNTY)

20220603000223290 1/3 \$150.00
Shelby Cnty Judge of Probate, AL
06/03/2022 09:40:30 AM FILED/CERT

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
Hobert S. Fields

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

Grantor's Name ROBERT S. FIELDS
Mailing Address 221 CHASSER LANE RD
CHICKLAW, AL 35045

Grantee's Name MELISSA HARDEE
Mailing Address 304 LINWOOD RD
STARRETT, AL 35147

Property Address 221 CHASSER LANE RD
CHICKLAW, AL 35045

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 243,800 - 1/2 121,900



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

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 ASSESSOR'S MARKET 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 6-3-22

Print ROBERT S. FIELDS

Sign

Robert S. Fields

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1