

20220614000238330
06/14/2022 12:24:12 PM
EXEDED 1/3

State of Alabama
Shelby County

**Statutory Warranty Deed
of
Distribution**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of following the terms and conditions of the Will of Randall Byse Tubbs deceased under Shelby County Probate Case no PR-2022-000265, and the resulting intestate succession from the late Debbie F. Tubbs (refer to Instrument # 20220318000113470) and the value of \$150,570.00 the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, Randi Tubbs Northcutt, individually (a married person) and Randi Tubbs Northcutt as Personal Representative of the Estate of Randall Byse Tubbs, deceased Shelby County, Alabama Probate Case #PR-2022-000265 (**Grantors**) whose address is 101 Rimcrest Drive, Bessemer, Alabama 35022 do grant, bargain, sell and convey unto Randi Tubbs Northcutt and Bradley W. Northcutt (**Grantees**) whose address is 101 Rimcrest Drive, Bessemer, Alabama 35022, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

LOT #3, ACCORDING TO THE SUBDIVISION MAP OF FIX FAMILY SUBDIVISION, AS LOCATED IN SECTION 33, TOWNSHIP 20 SOUTH, RANGE 4 WEST, SHELBY COUNTY ALABAMA AS RECORDED IN MAP BOOK 16, PAGE 97, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. aka 101 Rimcrest Drive, Bessemer, Alabama 35022

Subject to:

Ad valorem Taxes due October 1, 2022.

Permit to Alabama Power Company in Deed Book 238, page 78.

Being the same property originally conveyed to the Tubbs family in Inst# 1992-19949
Randi Tubbs Northcutt is both one of the Grantors and the same person as one of the Grantees

TO HAVE AND TO HOLD 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, the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said **Grantors** have caused this conveyance to be executed this the 14th day of June, 2022.



Randi Tubbs Northcutt as Personal Representative of the
Estate of Randall Byse Tubbs, deceased Shelby County,
Alabama Probate Case #PR-2022-000265


STATE OF ALABAMA
JEFFERSON COUNTY

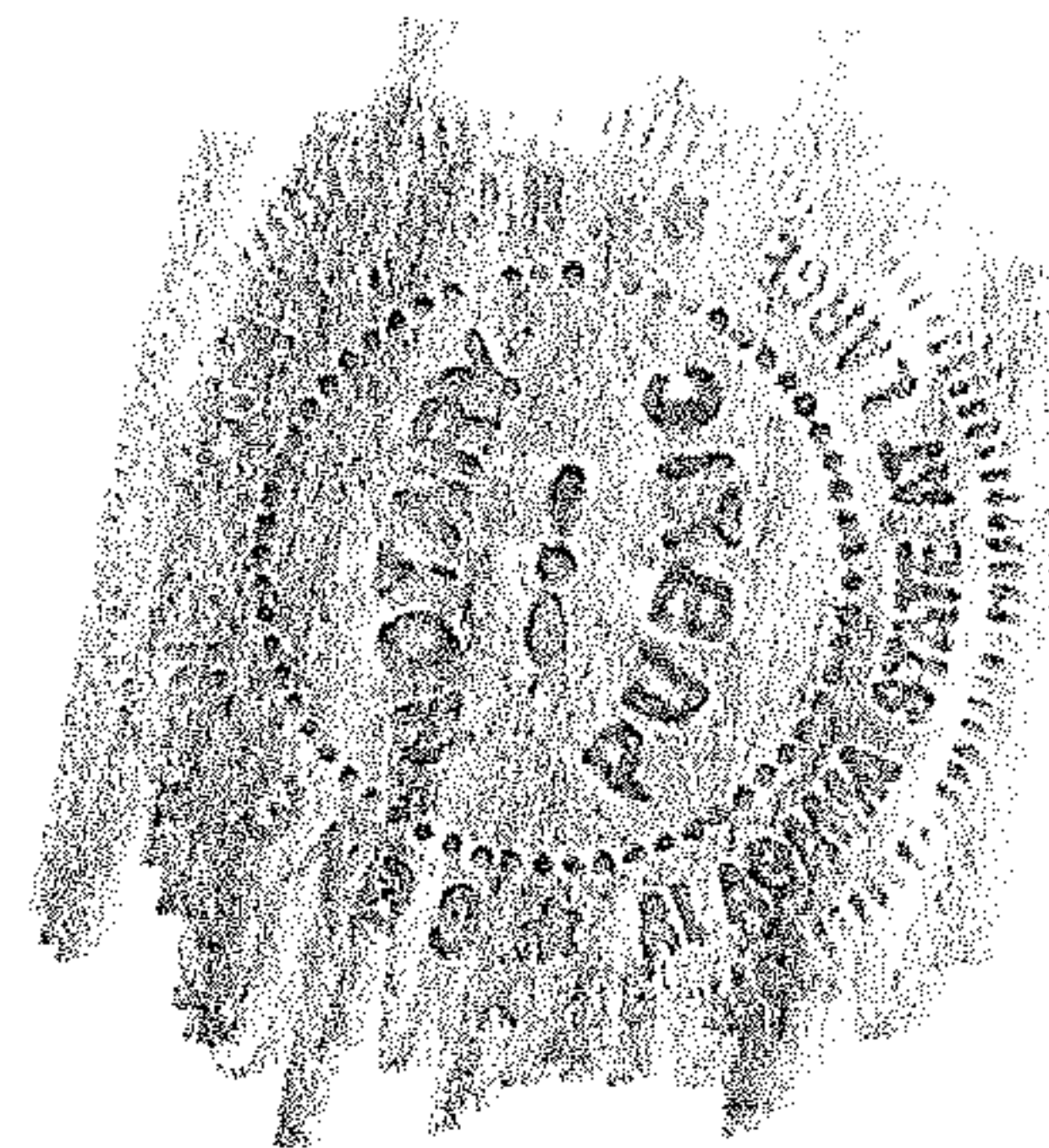
I, Gene W. Gray, Jr., a Notary Public in and for said County in said State, hereby certify that, Randi Tubbs Northcutt whose name as Personal Representative of the Estate of Randall Byse Tubbs, deceased Shelby County, Alabama Probate Case #PR-2022-000265, is signed to the foregoing conveyance and is

known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as the said Personal Representative executed the same voluntarily and with full authority for and as the act of said estate on the day the same bares date.

Given under my hand and official seal this 14th day of June, 2022.

Notary Public
Commission Expires: 11/09/22


Randi Tubbs Northcutt



State of Alabama
County of Jefferson

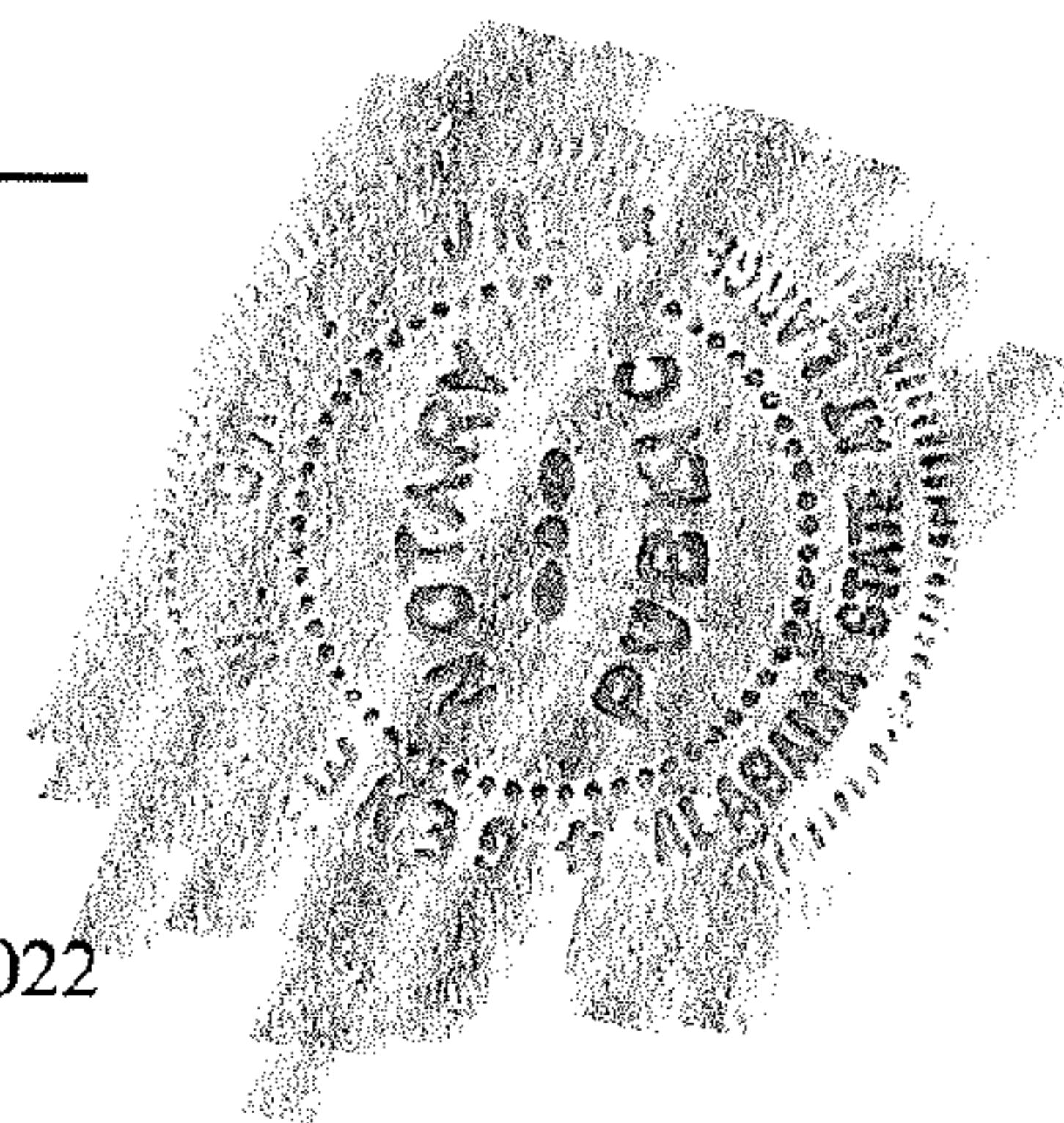
I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Randi Tubbs Northcuttr whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bares date.

Given under my hand and official seal of office this 14th day of June, 2022.

Notary Public
Commission Expires: 11/09/2022

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 338
Birmingham, Al 35209
205-879-3400

Send Tax Notice To:
Randi Tubbs Northcutt
Bradley W. Northcutt
101 Rimcrest Drive
Bessemer, Alabama 35022
12-8-33-0-000-006.003



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>RANDI TUBBS NORTHCUTT, PR</u>	Grantee's Name	<u>RANDI TUBBS NORTHCUTT</u>
Mailing Address	<u>RANDI TUBBS NORTHCUTT</u>		<u>BRADLEY W. NORTHCUTT</u>
	<u>101 RIMCREST DRIVE</u>	MAILING ADDRESS	<u>101 RIMCREST DRIVE</u>
	<u>BESSEMER, AL 35022</u>		<u>BESSEMER, AL 35022</u>
Property Address	<u>101 RIMCREST DRIVE</u>	Date of Sale	<u>06/14/2022</u>
	<u>BESSEMER, AL 35022</u>	Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ <u>150,570.00</u>

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 DEED OF DISTRIBUTION

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 06/14/22

Print GENE W. GRAY, JR.

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/14/2022 12:24:12 PM
 \$29.00 CHERRY
 20220614000238330

Gene W. Gray, Jr.