

20220809000311240 1/4 \$83.50
Shelby Cnty Judge of Probate, AL
08/09/2022 11:16:46 AM FILED/CERT

Send Tax Notice To:
Jeanne F. Fields
2230 Richmond Lane
Pelham, Alabama 35124

DEED OF CONVEYANCE OF REMAINDER INTEREST

STATE OF ALABAMA)
)
SHELBY COUNTY) KNOW ALL PERSONS BY THESE PRESENTS:

That for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is acknowledged, Jeanne F. Fields, an unmarried woman (hereinafter referred to as the "Grantor"), does grant, bargain, sell and convey a one-third (1/3) undivided remainder interest to each of Holly A. Fields, an unmarried woman, Sherri J. Curry, an unmarried woman, and Melody L. Roberts, an unmarried woman, (hereinafter collectively referred to as the "Grantees"), reserving into the Grantor a life estate for the full possession, benefit, and use during Grantor's life, of the following described real property situated in Shelby County, Alabama, to wit:

Lot 30, according to the survey of Chanda Terrace, 2nd Sector, as recorded in Map Book 9, Page 101 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

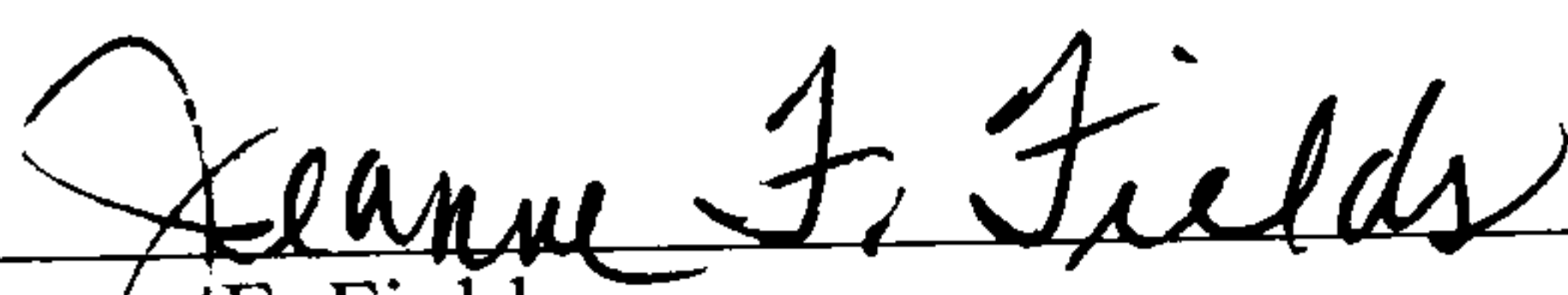
Subject to the restrictions, transmission line permit, agreement with Alabama Power Company and agreement between United States Pipe & Foundry to Alabama Power Company of record, and any and all other existing easements, restrictions and limitations of record.

This property is the homestead of the undersigned Grantor.

No examination of Title has been made nor has any such examination been requested by the Grantor or Grantee. The legal description as cited above has been provided by Jeanne F. Fields, Grantor.

TO HAVE AND TO HOLD, upon the death of the Grantor, the same unto the said Grantees, their heirs and personal representatives, forever.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the 1 day of August, 2022.



Jeanne F. Fields

Shelby County, AL 08/09/2022
State of Alabama
Deed Tax: \$51.50

ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF JEFFERSON

)
)
)



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I, the undersigned Notary Public in and for said County and State, hereby certify that Jeanne F. Fields, **an unmarried woman**, 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 foregoing, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 1 day of August, 2022.

Cindy L. Glasgow
Notary Public
My Commission Expires: 6/9/2026

THIS INSTRUMENT PREPARED BY:

William S. Pritchard, III
PRITCHARD, McCALL & JONES, L.L.C.
1210 Financial Center
505 North 20th Street
Birmingham, AL 35203
Phone: (205) 328-9190

Real Estate Sales Validation Form

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

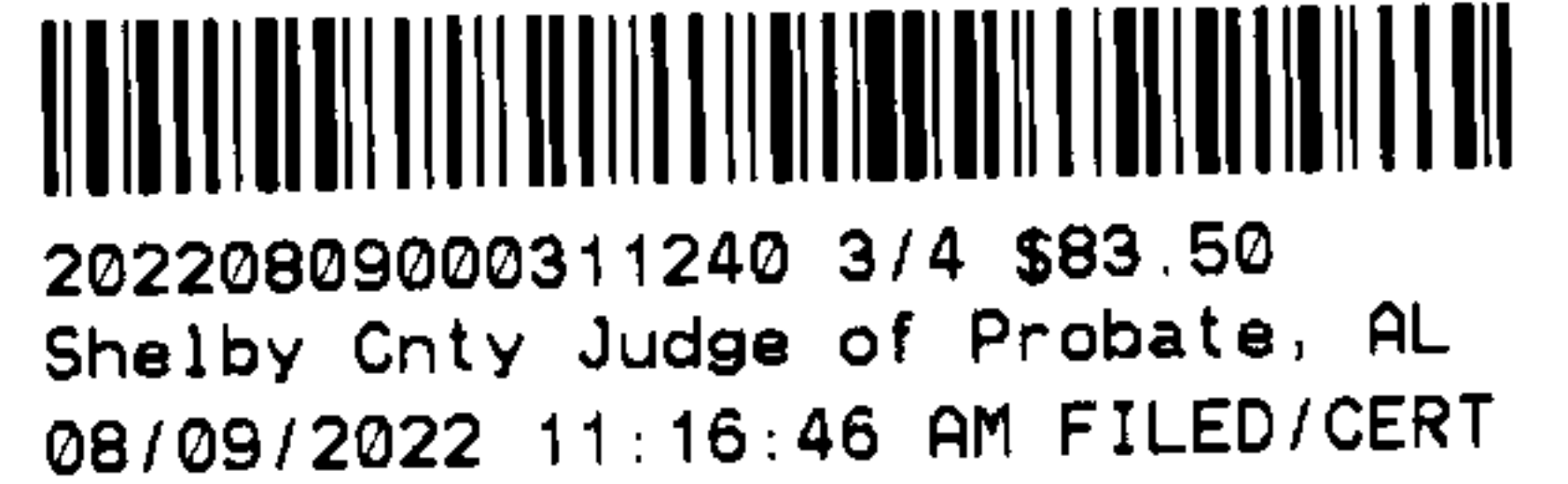
Grantor's Name Jeanne F. Fields
Mailing Address 2230 Richmond Ln.
Pelham, AL 35124

Grantee's Name See Attached Exhibit
Mailing Address "A"

Property Address 2230 Richmond Ln.
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ (1/3 = 51,300.00)
or
Assessor's Market Value \$ 153,900.00



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 Deed of Conveyance of
Remainder Interest

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 8/1/2022

Print Jeanne F. Fields

Sign Jeanne F. Fields
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1

**EXHIBIT “A”
 (“Grantees”)**

Name: Holly A. Fields
Mailing Address: 8990 Nesbit Lakes Drive
Alpharetta, GA 30202



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Name: Sherri J. Curry
Mailing Address: 8215 Scuffle Bridge Lane
Cumming, GA 30041

Name: Melody L. Roberts
Mailing Address: 308 East Stone Brook Place
Birmingham, AL 35226