

20230523000153570 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
05/23/2023 09:54:53 AM FILED/CERT

WARRANTY DEED WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

} Know All Men by These Presents,

That in consideration of the sum of Fifteen Thousand Dollars and Zero Cents (\$15,000.00) to the undersigned GRANTORS in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, I, **James O. Fields, a married man, and Sidney D. Fields, a ~~UNMARRIED~~ man** (herein referred to as GRANTORS) does grant, bargain, sell and convey unto **Charmon Andre Spruel and Peggy Inabinett Cottingham** (herein referred to as GRANTEEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot No. 1 in Block 10 according to Thomas's Addition to the Town of Aldrich Map of which was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 3 at Page 52.

Subject to easements, reservations, and restrictions at record.


SUBJECT PROPERTY DOES CONSTITUTE THE HOMESTEAD OF THE GRANTORS *or their spouse(s).*

Purchase money mortgage in the amount of \$91,838.33 closed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said GRANTEEES, for and during their joint lives 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, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises and that it has a good right to sell and convey the same as aforesaid.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 5 of May, 2023

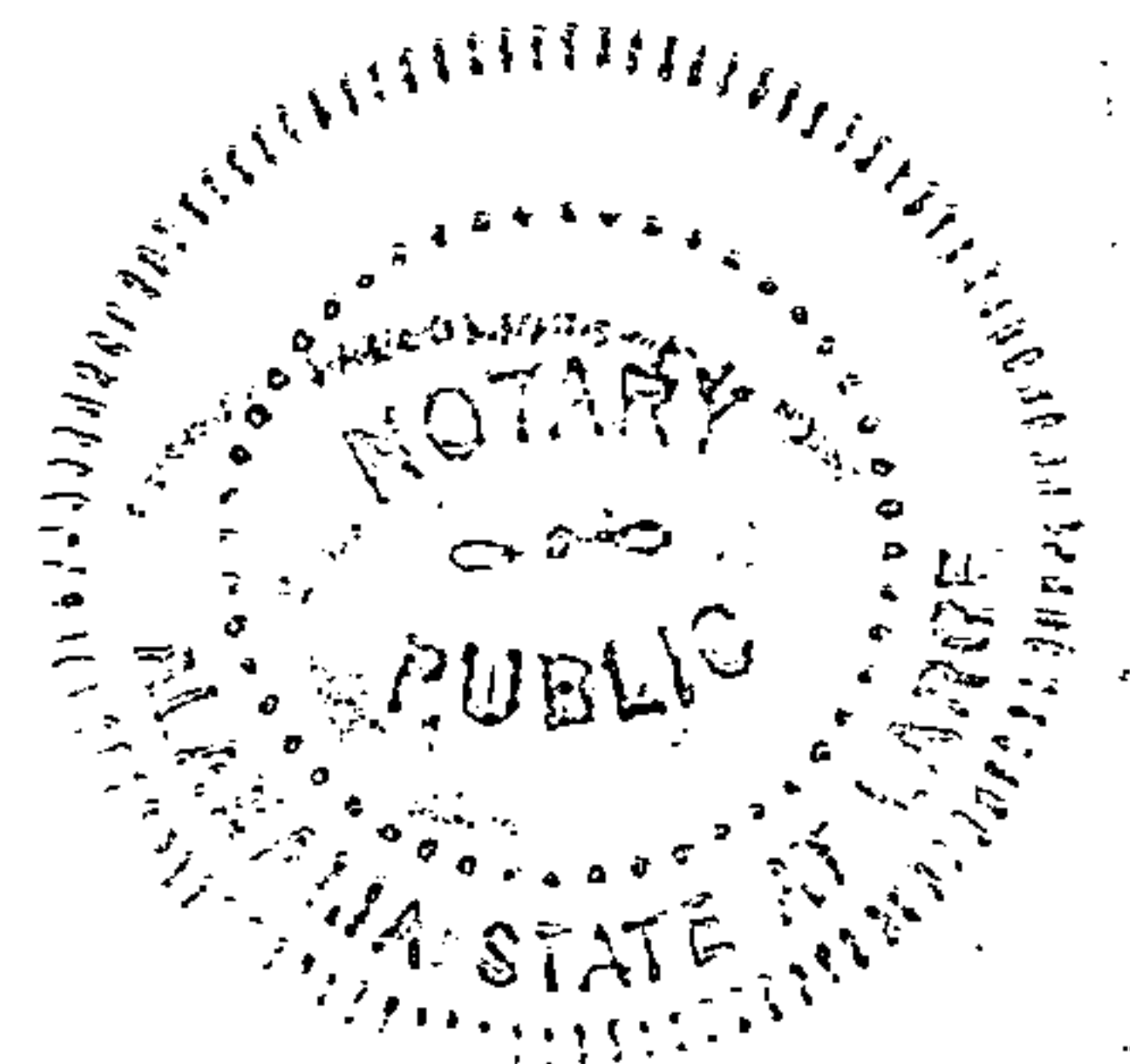


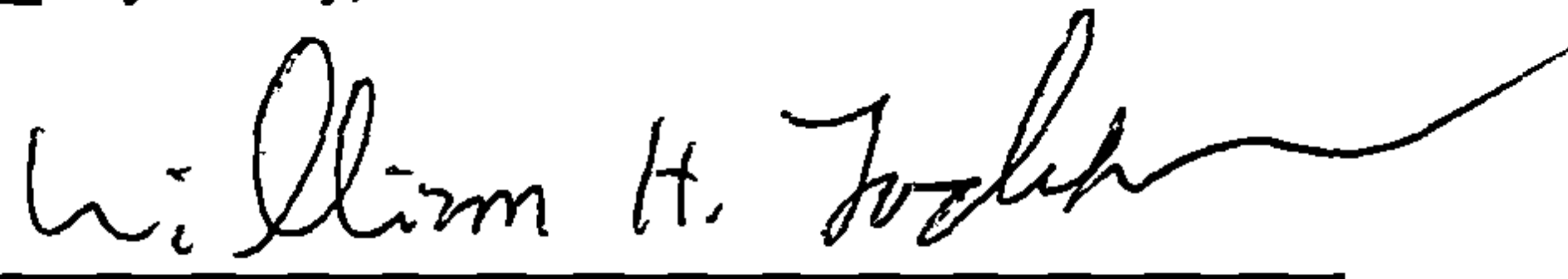
Sidney D. Fields

STATE OF ALABAMA
COUNTY OF Monroe

I, the undersigned Notary Public in and for said County and State, hereby certify that **Sidney D. Fields**, whose name(s) is/are 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 conveyance, he executed the same voluntarily on the day the same bears date.

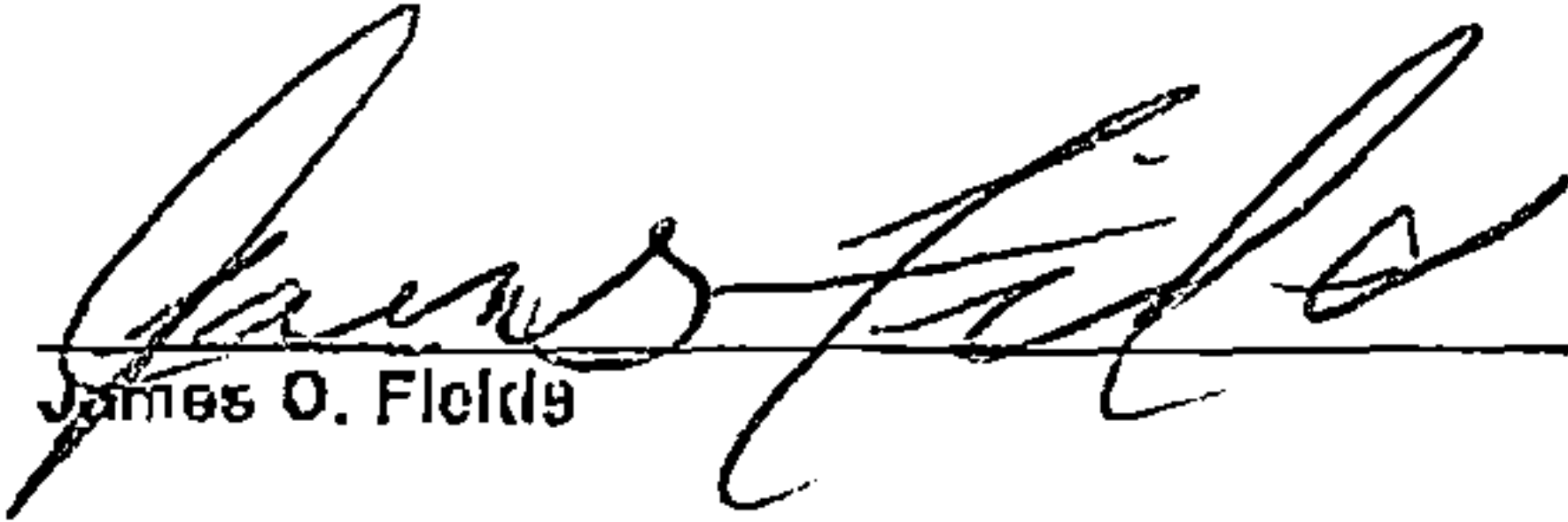
Given under my hand and official seal this 5 day of May, 2023.





Notary Public
My Commission Expires: 9/10/2023

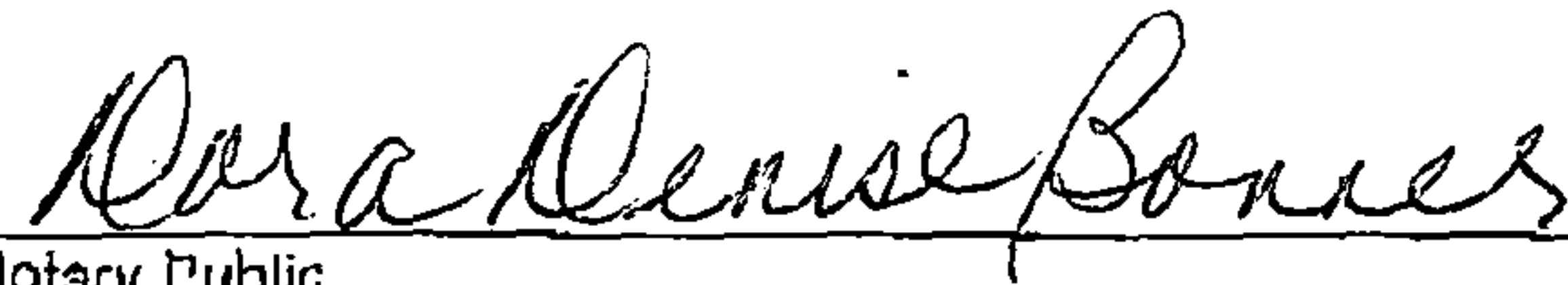
IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 4 of May, 2023


James O. Fields

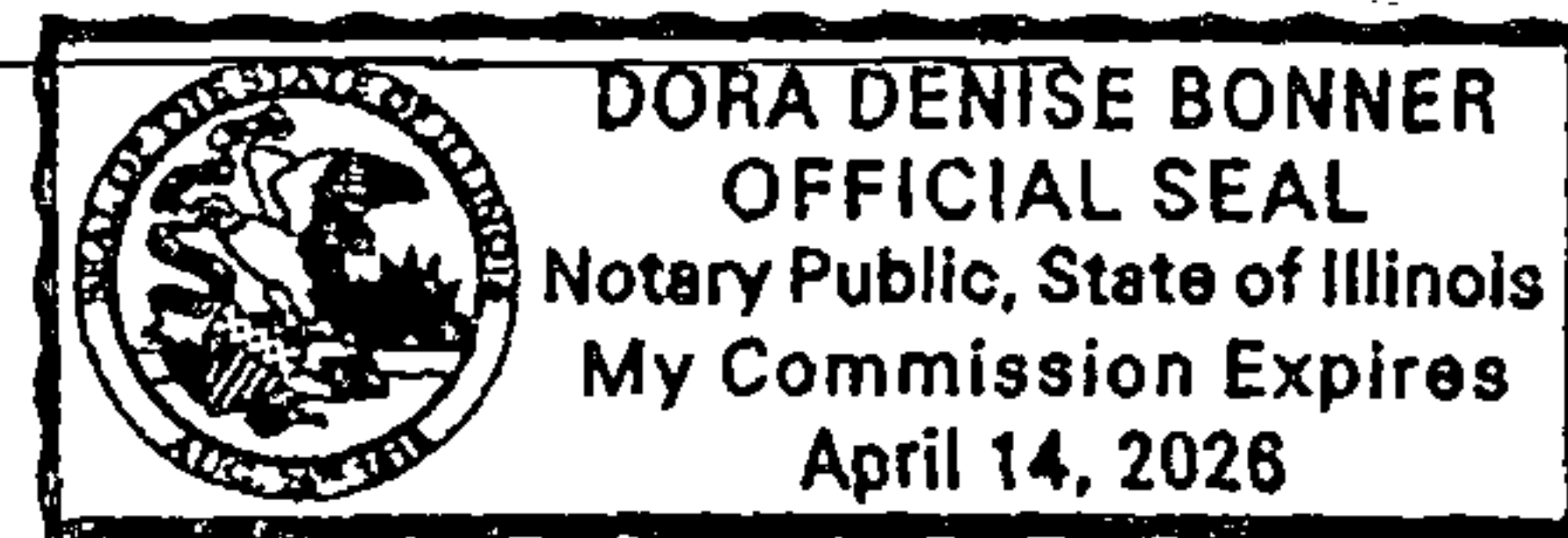
STATE OF Illinois
COUNTY OF COOK

I, the undersigned Notary Public in and for said County and State, hereby certify that **James O. Fields**, whose name(s) is/are 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of May, 2023.


Notary Public

My Commission Expires: _____



This instrument was prepared by:
David Snoddy
Without opinion
The Snoddy Law Firm LLC
2105 Devereux Circle, Suite 101
Birmingham, AL 35243



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Real Estate Sales Validation Form

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

Grantor's Name James O. Fields and Sidney D. Fields
Mailing Address 1511 Lincoln Avenue
Calumet City, IL 60409

Property Address 120 Fields Drive
Montevallo, AL 35115

Grantee's Name Charmon Andre Spruel and Peggy
Inabinett Cottingham
Mailing Address 55 Fields Drive
Montevallo, AL 35115

Date of Sale May 5, 2023
Total Purchase Price \$15,000.00
Or
Actual Value \$
Or
Assessor's Market Value \$

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
 X Sales Contract

 Appraisal
 Other:

 Closing Statement

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 5/5/23 Print AnnaBelle Brown
 Unattested Sign 

Form RT-1