



20250904000271780 1/3 \$85.00
Shelby Cnty Judge of Probate, AL
09/04/2025 11:11:14 AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East
Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Thomas Fisher and
Savannah Danae Fisher
113 Pintail Drive
Pelham, AL 352124

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF SHEBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Eighty Thousand Dollars and No/100 (\$380,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Marcques Ransom and Sabrina Ransom, a married couple** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Thomas Fisher and Savannah Danae Fisher** (hereinafter referred to as GRANTEES), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 8, according to the Survey of Mallard Point First Addition, as recorded in Map Book 11, Page 86, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 2025.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$323,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 GRANTEE, successors and assigns, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR'S are 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 GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, said GRANTORS have hereunto set their hand and seal this the 27th day of July, 2025.

Chris P...
Witness

Habibelle Hardy
Witness

Marcques Ransom
Marcques Ransom

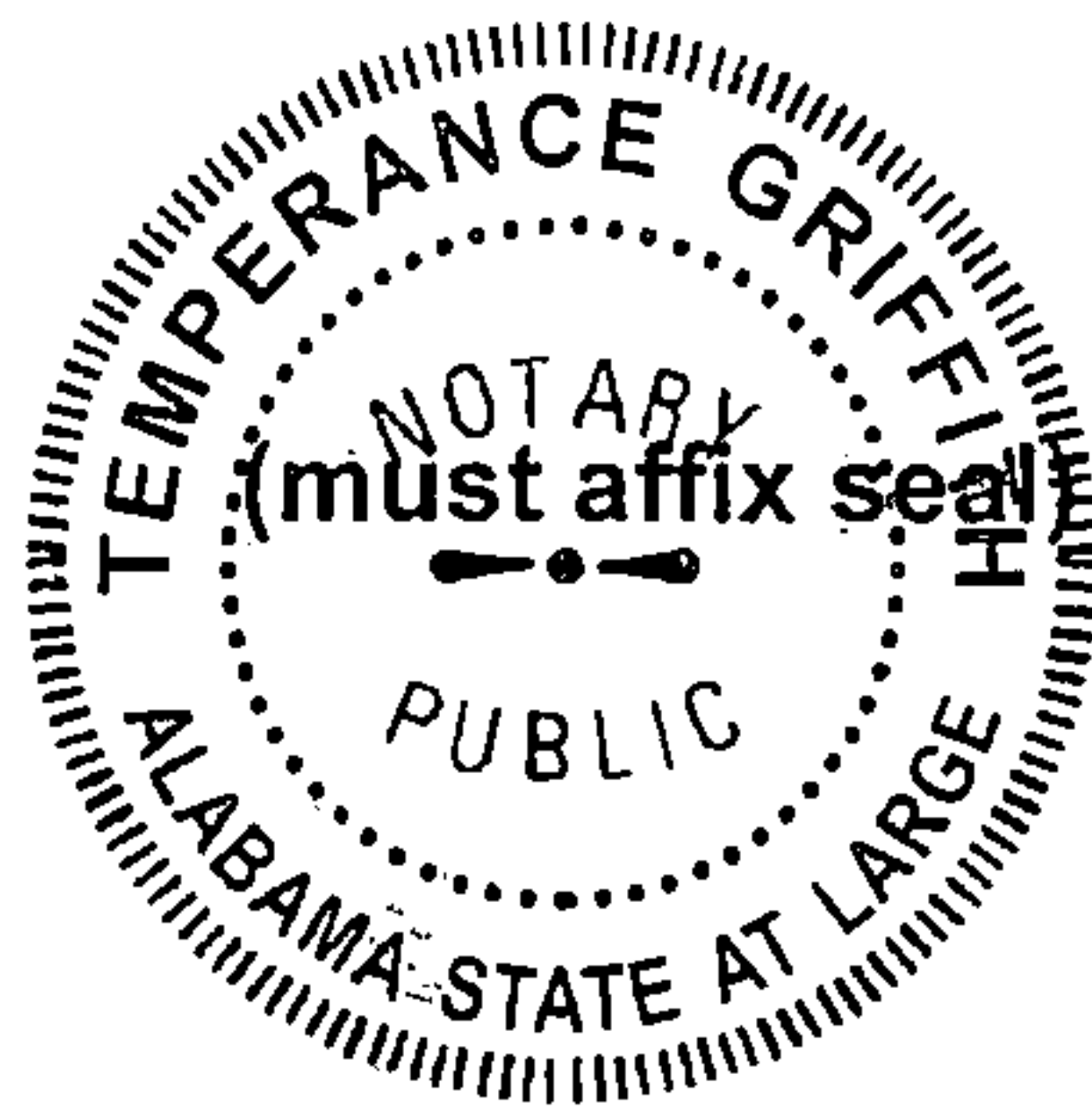
Sabrina D. Ransom
Sabrina Ransom

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Marcques Ransom, a married man, 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, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of July, 2025.

Jeperu [Signature]
NOTARY PUBLIC
My Commission Expires: 8/16/2028

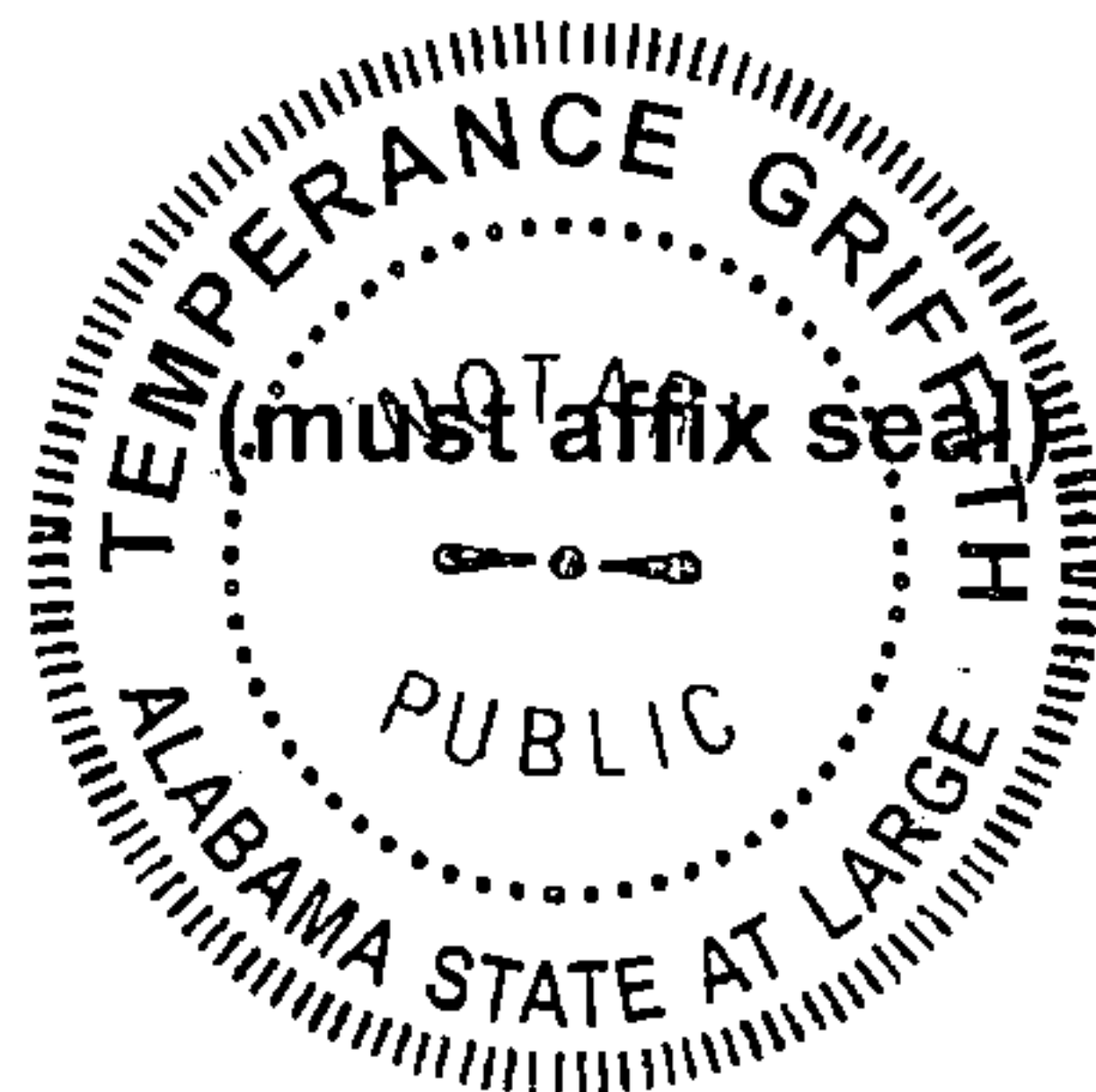


STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Sabrina Ransom, a married 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 Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of July, 2025.

Jeperu [Signature]
NOTARY PUBLIC
My Commission Expires: 8/16/2028



Real Estate Sales Validation Form

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

Grantor's Name
Marcques Ransom
Sabrina Ransom
c/o Franconia Real Estate Services,
Inc. d/b/a Allegiance Government
Relocation

Mailing Address
5 Wood Hollow Road, Suite 1
Parsippany, NJ 07054

Property Address
113 Pintail Drive
Pelham, AL 35124

Grantee's Name
Thomas Fisher
Savannah Danae Fisher

Mailing Address
113 Pintail Drive
Pelham, AL 35124

Date of Sale August 29, 2025

Total Purchase Price \$ 380,000.00

or

Actual Value \$

or

Assessor's Market Value \$



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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/ Assessor's Appraised Value
☐ Other - property tax redemption

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 _____

Unattested

(verified by)

Print Clayton T. Sweeney, Attorney At Law

Sign

(Grantor/Grantee/Owner/Agent) circle one