

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN; OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS.

THIS INSTRUMENT PREPARED BY:

F. Wade Steed
Dempsey Steed, PC
1740 Oxmoor Road, Ste. 100
Homewood, Alabama 35209

SEND TAX NOTICE TO:

Randi Tubbs Northcutt
Peter W. Smith
101 Rimcrest Drive
Bessemer, Alabama 35022

**STATUTORY WARRANTY DEED OF DISTRIBUTION
TENANTS IN COMMON**

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the terms, conditions, and any restrictions and/or limitations referenced in the Last Will and Testament of Richard S. Fix, described and filed of record as mentioned in this instrument below, and for other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, I, Randi Tubbs Northcutt, Personal Representative of the Estate of Richard S. Fix, aka Richard Snow Fix, deceased (hereinafter referred to as the "Grantor"), do hereby grant, bargain, sell and convey unto Randi Tubbs Northcutt, a married person, and Peter W. Smith, a married person (hereinafter collectively referred to as the "Grantee"), an undivided one-half (1/2) interest each, as tenants in common, all right, title and interest in the following described real estate ("Real Estate") situated in Shelby County, Alabama, to-wit:

Lots 1, 2, and 4 of the survey of Fix Family Subdivision, as recorded in Map Book 16, Page 97, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. All restrictions, conditions, agreements, rights of way, covenants and/or easements of record;
2. Any mineral and mining rights not owned by the Grantor;
3. 2025 ad valorem taxes, a lien, now due and payable;
4. All terms, conditions, restrictions and/or limitations set forth in that certain Last Will and Testament of Richard S. Fix, deceased ("Last Will and Testament"), that was filed and probated in the Office of the Judge of Probate of Shelby County, Alabama, on or about the 30th day of May, 2024, Case No. PR-2024-000643 ("Probate Case").

NOTE: A. The Grantor represents and warrants that the above described Real Estate does not constitute any part or portion of the Grantor's homestead.
B. Richard S. Fix, aka Richard Snow Fix, whose Probate Case is referenced herein, was the surviving Grantee of the survivorship deed recorded in Deed Record 309, Page 278, in the Office of the Judge of Probate of Shelby County,



20251003000305590 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/03/2025 09:56:24 AM FILED/CERT

Alabama; the other Grantee, Jo Anne D. Fix, having died on or about the 5th day of July, 2022.

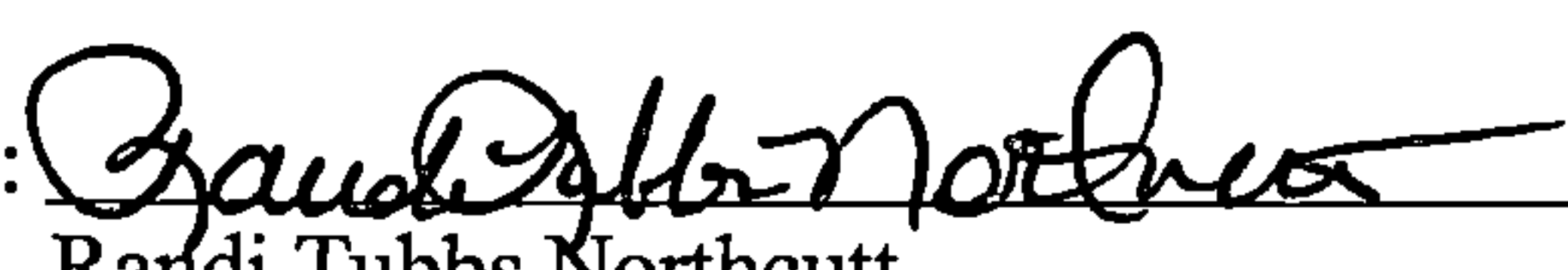
- C. Richard S. Fix, aka Richard Snow Fix, whose name is referenced in the Probate Case, and Richard S. Fix, the surviving Grantee of the survivorship deed recorded in Deed Record 309, Page 278, in the Office of the Judge of Probate of Shelby County, Alabama, is one and the same person as Richard S. Fix, Sr., and Richard Snow Fix, Sr.

TO HAVE AND TO HOLD to the said Grantee, their successors, heirs and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the said Real Estate hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the said Real Estate described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 2nd day of October, 2025.

The Estate of Richard S. Fix,
aka Richard Snow Fix, deceased

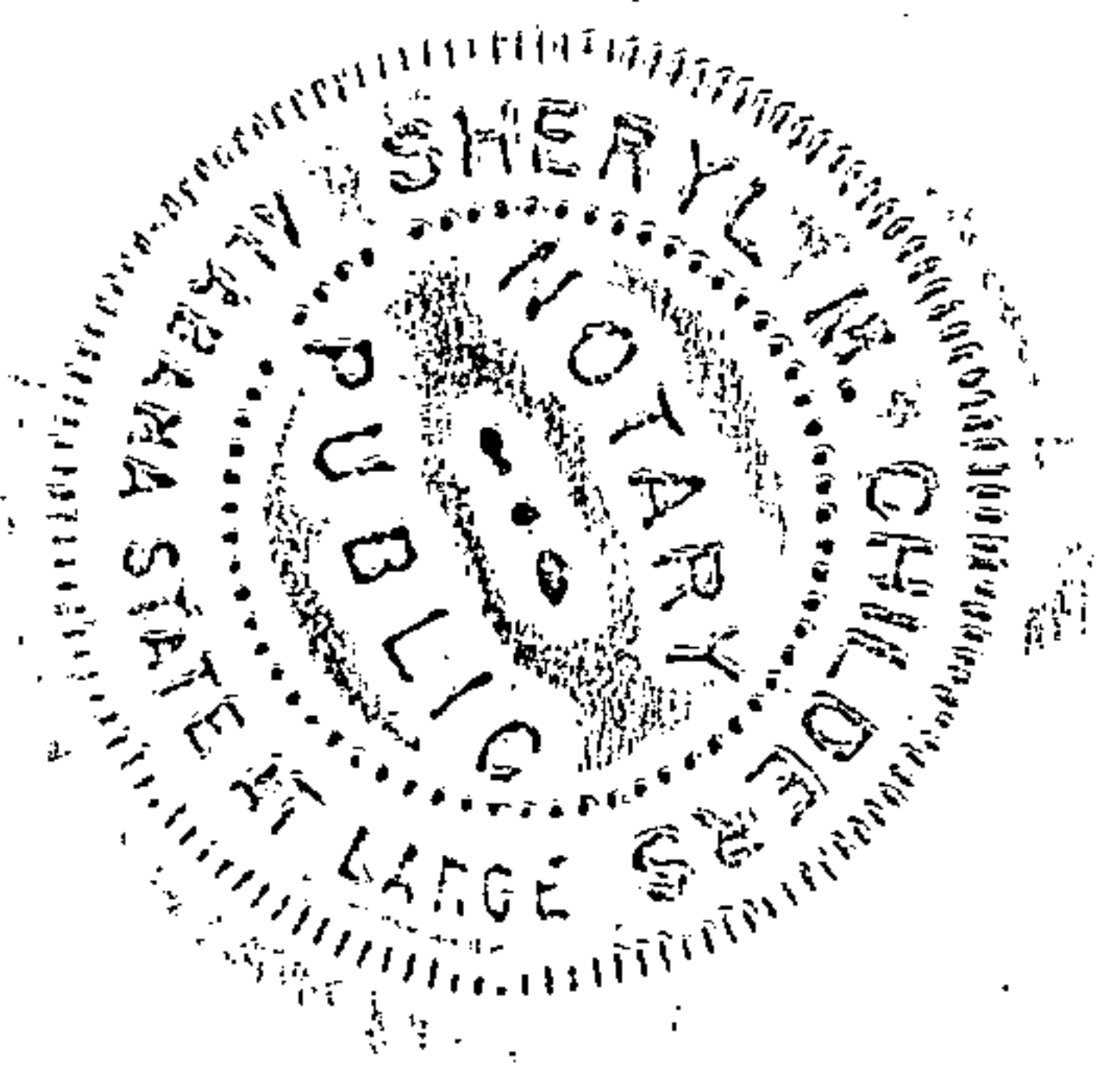
By: 
Randi Tubbs Northcutt
Its: Personal Representative

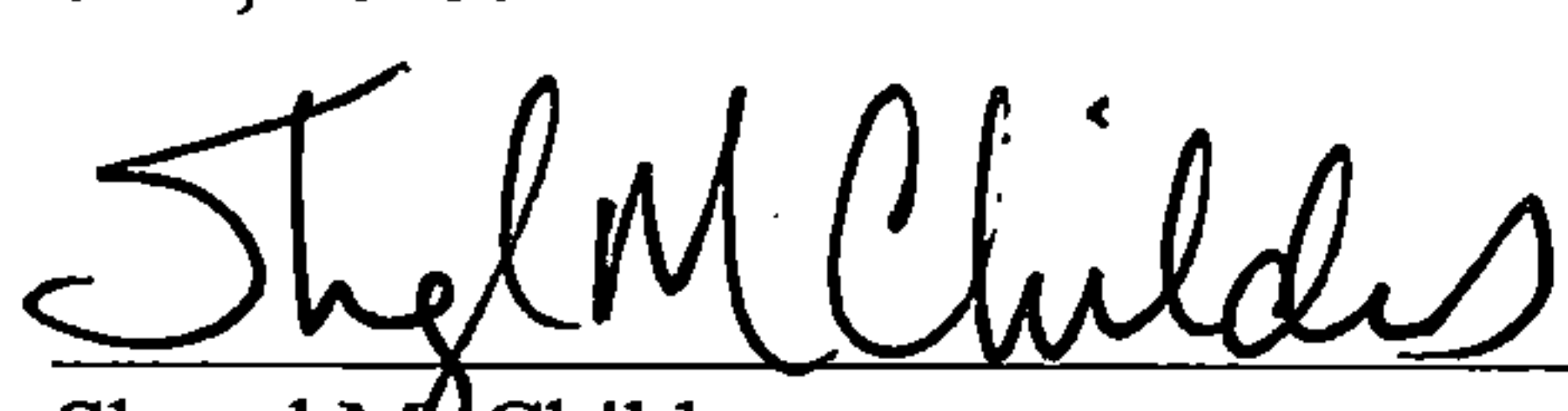
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGMENT

I, Sheryl M. Childers, the undersigned, 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 Richard S. Fix, aka Richard Snow Fix, deceased, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, Randi Tubbs Northcutt, as Personal Representative and with full authority, executed the same voluntarily for and as the act of the Estate of Richard S. Fix, aka Richard Snow Fix, deceased, on the day the same bears date.

Given under my hand and official seal this 2nd day of October, 2025.




Sheryl M. Childers
Notary Public for the State of Alabama
My Commission Expires: March 8, 2026

Real Estate Sales Validation Form

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

Grantor's Name Estate of Richard S. Fix,
aka Richard Snow Fix, deceased

Mailing Address 101 Rimcrest Drive
Bessemer, AL 35022

Property Address 101 Rimcrest Drive
Bessemer, AL 35022

Grantee's Name Randi Tubbs Northcutt and
Peter W. Smith

Mailing Address 101 Rimcrest Drive
Bessemer, AL 35022

Date of Sale 10/02/2025
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$97,620.00

[Deed of Distribution in consideration of the terms, conditions, and any restrictions and/or limitations referenced in the Last Will and Testament of Richard S. Fix, deceased.]

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

 X Other Tax Assessor's Records

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 10/02/2025

 X Unattested
(verified by)

The Estate of Richard S. Fix, aka Richard Snow Fix

Print: Randi Tubbs Northcutt, its Personal Representative

Sign Randi Tubbs Northcutt
(Grantor/Grantee/Owner Agent) circle one

Form RT-1



20251003000305590 3/3 \$29.00
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