

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



20251003000305600 1/3 \$57.00
Shelby Cnty Judge of Probate, AL
10/03/2025 09:56:25 AM FILED/CERT

SEND TAX NOTICE TO:

Randi Tubbs Northcutt
101 Rimcrest Drive
Bessemer, Alabama 35022

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of Twenty-Eight Thousand, Eight Hundred Forty-Four and 00/100 Dollars (\$28,844.00) and other good and valuable consideration to the undersigned, **PETER W. SMITH**, a married person (the "Grantor"), in hand paid by **RANDI TUBBS NORTHCUTT**, a married person (the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee all of his right, title, and interest in and to 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. Ad Valorem, general and/or special taxes and/or assessments for 2025 and subsequent years, a lien, now due and payable.
2. Any and all mineral and mining rights not owned by the Grantor.
3. All restrictions, agreements, rights of way, easements, covenants, and encumbrances of record.

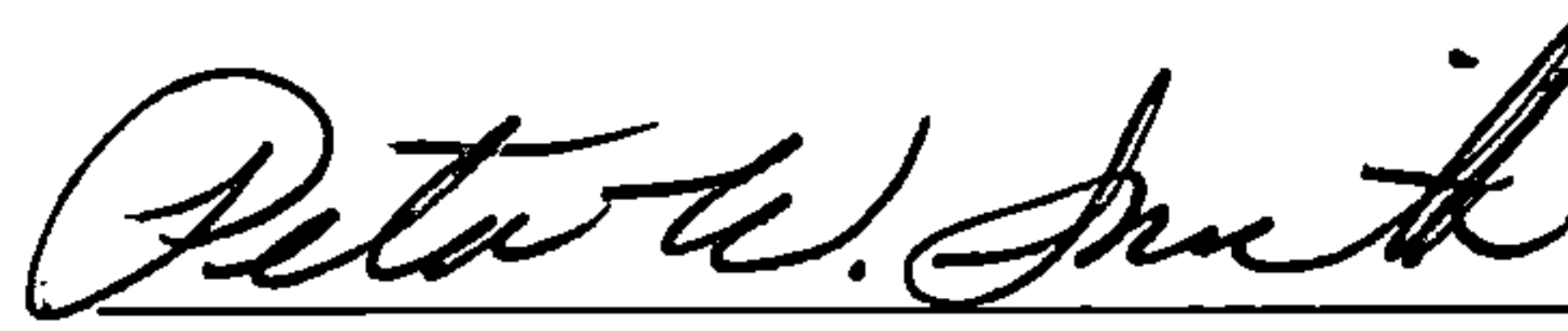
Grantor warrants and represents that the above-described Real Estate does not constitute any part or portion of the Grantor's homestead.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, in fee simple forever.

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

Shelby County, AL 10/03/2025
State of Alabama
Deed Tax: \$29.00

IN WITNESS WHEREOF, the said Grantor has hereto set his hand and seal on this the 2nd day of October, 2025.

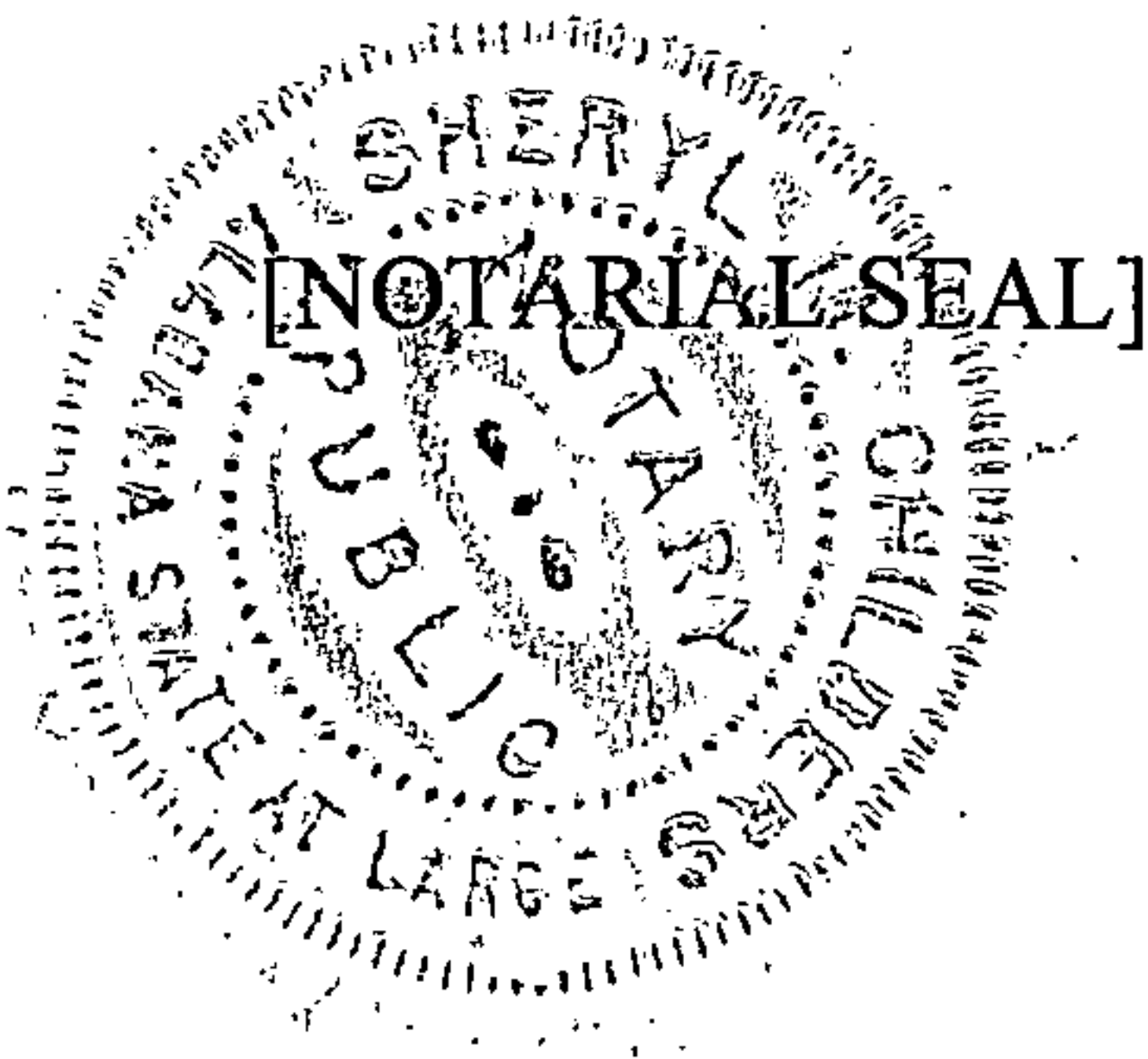


PETER W. SMITH

STATE OF ALABAMA)
JEFFERSON COUNTY)

Before me, the undersigned, a Notary Public in and for said County in said State, hereby certify that Peter W. Smith, whose name is signed to the foregoing instrument 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.

Given under my hand and seal this the 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 Peter W. Smith

Grantee's Name Randi Tubbs Northcutt

Mailing Address 7848 Goodwater Hwy.
Goodwater, AL 35072

Mailing Address 101 Rimcrest Drive
Bessemer, AL 35022

Property Address 21 Rimcrest Drive
61 Rimcrest Drive
141 Rimcrest Drive
Bessemer, AL 35022

Date of Sale 10/02/2025

Total Purchase Price \$ 28,844.00

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

 Appraisal

 Sales Contract

 X Other Tax Assessor's Records

 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 10/02/2025

Print: Peter W. Smith

 X Unattested

(verified by)

Sign

Peter W. Smith

(Grantor/Grantee/Owner Agent) circle one

Form RT-1



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