

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2025-939

Send Tax Notice To:
KELLEY FRITH
107 CHESSER RESERVE DRIVE
CHELSEA, AL 35043

JOINT SURVIVORSHIP DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration TWO HUNDRED SIXTY THOUSAND AND 00/100 (\$260,000.00), and other **good** and valuable consideration, this day in hand paid to the undersigned GRANTOR, **WILLIAM A. JACKSON and SUSAN HAWKINS ALDRICH, HUSBAND AND WIFE**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **KELLEY FRITH, MARVIN R. TORME AND MARLA JEAN TORME**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 139, according to the Map and Survey of Chesser Reserve, Phase I, as recorded in Map Book 38, Page 115 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

\$0.00 of the above-recited purchase price was paid from 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 GRANTEES, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES and with GRANTEES' heirs and assigns, that GRANTOR is 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 GRANTOR will, and GRANTOR'S

heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal, this the ____ day of 9/30, 2025

William A. Jackson
WILLIAM A. JACKSON

Susan Hawkins Aldrich
SUSAN HAWKINS ALDRICH

STATE OF Florida)
COUNTY OF Duval)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM A. JACKSON and SUSAN HAWKINS ALDRICH, 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 conveyance, he/she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30 day of September, 2025.



ISAIAH BOLDEN
Commission # HH 677823
Expires May 20, 2029

Isiah Bolden
NOTARY PUBLIC Isiah Bolden
My Commission Expires: May 20, 2029

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name WILLIAM A. JACKSON and SUSAN HAWKIN
ALDRICHGrantee's Name KELLEY FRITHMailing Address 107 Chesser Reserve Dr
Chelsea, AL 35043Mailing Address 107 Chesser Reserve Dr
Chelsea, AL 35043Property Address 107 CHESSER RESERVE DRIVE
CHELSEA, AL 35043Date of Sale 10/03/2025Total Purchase Price \$260,000.00

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☐ Appraisal☒ Sales Contract☐ 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 / / Print Jennifer Banik☐ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

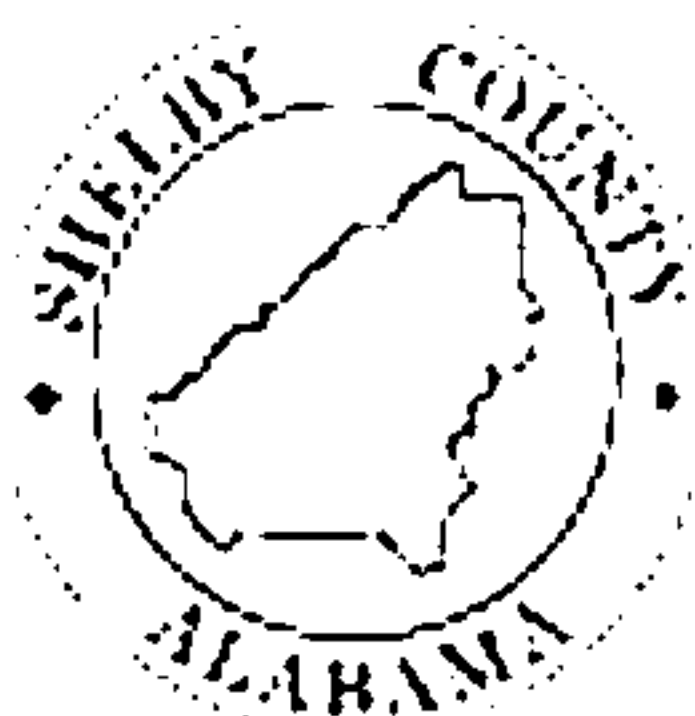
Clerk

Shelby County, AL

10/03/2025 12:33:14 PM

\$289.00 KELSEY

20251003000306360

**Form RT-1***Allen S. Bayl*