

SEND TAX NOTICE TO:

Janet H. Norden
Thomas A. Norden
Rebekah N. Hill
835 Ridgeway Cir
Talladega, AL 35160

This instrument prepared by:
Mark W. Macoy, Esq.
Mark W. Macoy, LLC
300 Vestavia Parkway, Suite 2300
Vestavia Hills, AL 35216
(205) 795-2080



20251023000325310 1/3 \$210.50
Shelby Cnty Judge of Probate, AL
10/23/2025 11:33:06 AM FILED/CERT

THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE

**STATUTORY WARRANTY DEED
(Joint Tenants With Right of Survivorship)**

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **JANET H. NORDEN**, a married woman (herein referred to as "Grantor"), do grant, bargain, sell and convey unto **JANET H. NORDEN, THOMAS A. NORDEN**, and **REBEKAH N. HILL** (herein referred to collectively as "Grantees"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 6-15, according to the Plat of Chelsea Park 6th Sector, as recorded in Map Book 37, Page 13, in the Probate Office of Shelby County, Alabama. Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision executed by Grantor and filed for record as Instrument 20041014000566950, the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 3rd Sector, a Residential Subdivision as recorded in Instrument 200441014000566970, and the Supplemental Declaration and Amendments to the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 3rd Sector and 6th Sector, as Residential Subdivision as recorded as Instrument 20060720000351160 in the Probate Office of Shelby County, Alabama, and may be amended from time to time (which together with all amendments thereto, is hereinafter referred to as the "Declaration").

Subject to:

1. 2025 ad valorem taxes; and
2. Existing easements, restrictions, set back lines, and limitations, if any, of record.

The purpose of this deed is for Grantor, Janet H. Norden, current owner of the property, to convey ownership of the property to herself, her husband and her daughter, as joint tenants with right of survivorship.

This property is **not** the homestead of the Grantor, the Grantees or their spouses.

Source of Title: Deed from Isaiah T. Hileman and Amanda L. Hileman, husband and wife, as grantors, to Janet Norden and Betty Hughes, as grantees, joint tenants with right of survivorship, dated September 27, 2018, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, on September 28, 2018, at Instr. No. 20180928000347300. Betty Hughes died on January 20, 2025 and Janet Norden is the surviving grantee under said deed. Janet Norden and Janet H. Norden are one and the same person.

TO HAVE AND TO HOLD, to the said Grantees, as joint tenants, with right of survivorship, 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 or more grantee(s) herein survive the other(s), the entire interest in fee simple shall pass to the surviving grantee(s), and if one does not survive the other(s), then the heirs and assigns of the grantees herein shall take as tenants in common.

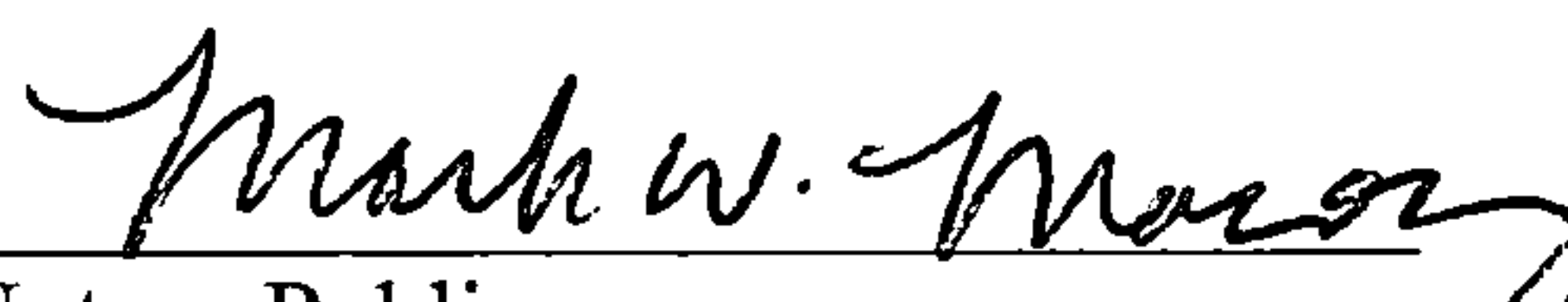
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of August, 2025.


JANET H. NORDEN

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Mark W. Macoy, a Notary Public in and for said County, in said State, hereby certify that **JANET H. NORDEN**, 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 this conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of August, 2025.


Notary Public
My Commission Expires: 1/5/2026

MARK WILLIAMS MACOY
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JAN. 05, 2026

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975,

20251023000325310 3/3 \$210.50
Shelby Cnty Judge of Probate, AL
10/23/2025 11:33:06 AM FILED/CERT

Grantor's Name Janet H. Norden
Mailing Address _____
835 Ridgeway Cir
Talladega, AL 35160

Grantee's Name Janet H. Norden, Thomas A.
Mailing Address Norden & Rebekah N. Hill
835 Ridgeway Cir
Talladega, AL 35160

Property Address 1076 Crawford Ct
Chelsea, AL 35043

Date of Sale August 28, 2025
Total Purchase Price \$ _____

☒ Janet H. Norden is conveying a 2/3 interest to
Thomas A. Norden and Rebekah N. Hill.

Actual Value \$ _____
or
Assessor's Market Value \$ \$181,467 (\$272,200 x 2/3) ☒

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
☒ Other Tax Assessor

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 August 28, 2025.

Print Janet H. Norden

Sign

Janet H. Norden

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Unattested

Form RT-1