



20260108000007590 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
01/08/2026 03:35:22 PM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Debbie Parker
P.O. Box 7
Thorsby, AL 35171

ADMINISTRATRIX'S DEED

- Joint Tenancy With The Right of Survivorship -

STATE OF ALABAMA)

)

COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the laws of intestate success and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, that **Debbie Parker**, as **Administratrix of the Estate of Frances Sheffield, a deceased person, having died intestate on or about 16 October, 2021, with Death Certificate #2021-52584, with a probate estate probated in the Probate Court of Shelby County, Alabama, as case number PR-2022-000405**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Debbie Parker and Roger J. Sheffield**, being the only heirs of the decedent, hereinafter known as the GRANTEE;

Commence at the Northeast corner of the Southeast quarter of the Northwest quarter of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama; Thence southerly along the East line of said quarter-quarter 660.0' to the Point of Beginning of the property being described; Thence continue along last described course 210.0' to a point on the South side of a public road; Thence 90-0' right and westerly 105.0' to a point; Thence 90-0' right and northerly 210.0' to a point; Thence 90.0' right and easterly 105.0' to the Point of Beginning.

Subject to any and all easements, rights of way and restrictions of record.

Said legal description herein was taken from that certain Instrument recorded in the Shelby County, AL, Judge of Probate's Office in Book 319, Page 231. This instrument was prepared without the benefit of a title search or survey.



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TO HAVE AND TO HOLD to the said GRANTEE 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 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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the

24 Day of Oct., 2025.

Debbie Parker, as Administratrix of the
Estate of Frances Sheffield, a deceased person
Shelby County, Alabama Probate Court
Case No: PR-2022-000405

STATE OF ALABAMA)

)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Debbie Parker, as Administratrix of the Estate of Frances Sheffield, a deceased person*, whose name is signed to the foregoing conveyance, and who is personally known to me, and having been duly informed of the contents of said deed, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.



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Given under my hand and official seal of office on this the 24 Day of
Nov., 2025.

NOTARY PUBLIC

My Commission Expires: 11 March, 2028

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Real Estate Sales Validation Form

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

Grantor's Name
 Mailing Address

Estate Services Sheffield
 P.O. Box 7
 Thorsby, AL 35171

Grantee's Name
 Mailing Address

Debbie Parker
 Roger Sheffield
 P.O. Box 7
 Thorsby, AL 35086

Property Address

704 23rd Ave.
 Cullman, AL 35058

Date of Sale 10/24/25
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 66,400

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

Per Will

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 10/24/25

Unattested

(verified by)

Print

Sign

Debbie Parker

Debbie Parker
 (Grantor/Grantee/Owner/Agent) circle one