



20150227000061120 1/3 \$31.50  
Shelby Cnty Judge of Probate, AL  
02/27/2015 10:58:08 AM FILED/CERT

This instrument was prepared by:  
Mitchell A. Spears  
Attorney at Law  
P O Box 119  
Montevallo AL 35115  
(205)665-5076

Send Tax Notice to: Margaret C. Dawson  
8715 Hwy 119  
Alabaster AL 35007

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## *Warranty Deed*

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STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS,**

That, in consideration of **SEVENTY FIVE THOUSAND and 00/100 DOLLARS (\$75,000.00)**, to the undersigned Grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I (we),

**RANDALL EARL OSWALT, an unmarried man**

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto

**MARGARET C. DAWSON**

(herein referred to as GRANTEE) the following described real estate situated in **SHELBY** County, Alabama, to-wit:

**Lot 2, Block 3, according to the survey of "Green Valley" as recorded in Map Book 5, Page 94, in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO:**


- Taxes for 2015 and subsequent years.
- 30-foot building set back line from Dale Drive and Connie Street as shown on recorded map of said subdivision.
- Restrictive covenants and conditions recorded in Misc. Book 1, Page 10 in the Probate Office of Shelby County, Alabama.
- Transmission line permits to Alabama Power Company recorded in Deed Book 101, Page 79; Deed Book 126, Page 174 and Deed Book 277, Page 23 in Probate Office.
- Agreement with Alabama Power Company recorded in Misc. Book 1, Page 305 and 308 in Probate Office.
- **MORTGAGE IN FAVOR OF CENTRAL STATE BANK IN THE SUM OF \$63,750.00 EXECUTED ON EVEN DATE HEREWITH.**

TO HAVE AND TO HOLD to the said GRANTEE and to the heirs and assigns of Grantee forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantee and Grantee's heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that

I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the Grantee and Grantee's heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 26th day of February, 2015.

  
Randall Earl Oswalt

STATE OF ALABAMA        )  
COUNTY OF SHELBY        )

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Randall Earl Oswalt**, 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 executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 26<sup>th</sup> day of February, 2015.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 07/31/17



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Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Randall Earl Oswalt  
Mailing Address 250 Norwick Forest Drive  
Alabaster AL 35007

Grantee's Name Margaret C. Dawson  
Mailing Address 8715 Hwy 119  
Alabaster, AL 35007

Property Address 109 Dale Drive  
Alabaster, AL 35007

Date of Sale February 26, 2015  
Total Purchase Price \$ 75,000.00  
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).

Randall Earl Oswalt  
Randall Earl Oswalt

STATE OF ALABAMA )  
COUNT OF SHELBY )

Sworn to and subscribed before me this the 26th day of February, 2015.

  
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[Signature]  
Notary Public  
My commission expires: 07/31/17