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05/04/2020 02:36:07 PM
DEEDS 1/3

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Sonya L. Sabo and Christopher J. Sabo
244 Norwick Forest Drive
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Sixty Thousand And No/100 Dollars ($260,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Estate of Patricia Ann Walton, Shelby County Probate Case No. PR-2019-000884 (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Sonya L. Sabo and Christopher J. Sabo (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 37, Block 3, according to the survey of Norwick Forest, Second Sector, as recorded in Map Book 13, Page 23 A & B, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Patricia Ann Walton and Patricia A. Walton were one and the same person being Grantee in that certain Deed recorded in Instrument Number 1993-00936 in the Office of the Judge of Probate of Shelby County, Alabama.

Patricia Ann Walton was the surviving Grantee of that certain Deed recorded in Instrument Number 1993-00936. The other Grantee William K. Walton having died on or about May 28, 2011.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this the 1st of May, 2020.

Estate of Patricia Ann Walton, Shelby County Probate Case No. PR-2019-000884

BY: Ricky Kevin Walt
Ricky Kevin Walton
Co-Personal Representative

BY: Jason Scott Walt
Jason Scott Walton
Co-Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ricky Kevin Walton and Jason Scott Walton whose names as Co-Personal Representatives for the Estate of Patricia Ann Walton, Shelby County Probate Case No. PR-2019-000884 are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily and in their capacity as Co-Personal Representatives on the day the same bears date.

Given under my hand and official seal on 1st day of May, 2020

Courtney Snow Carter
Notary Public
My commission expires:

STATE OF ALABAMA NOTARY PUBLIC
COURTNEY SNOW CARTER
My Commission Expires
January 9, 2022

FILE NO.: TS-2000691

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Estate of Patricia Ann Walton, Shelby County Probate Case No. PR-2019-000884	Grantee's Name	Sonya L. Sabo and Christopher J. Sabo
Mailing Address	244 Norwick Forest Drive Alabaster, AL 35007	Mailing Address	244 Norwick Forest Drive Alabaster, AL 35007
Property Address	244 Norwick Forest Drive Alabaster, AL 35007	Date of Sale	May 1, 2020
		Total 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
___ Sales Contract
X Closing Statement
___ Appraisal
___ Other: _____

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 - Estate of Patricia Ann Walton, Shelby County Probate Case No. PR-2019-000884, 244 Norwick Forest Drive, Alabaster, AL 35007.

Grantee's name and mailing address - Sonya L. Sabo and Christopher J. Sabo, 244 Norwick Forest Drive, Alabaster, AL 35007.

Property address - 244 Norwick Forest Drive, Alabaster, AL 35007

Date of Sale - May 1, 2020.

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 with 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: May 1, 2020

Sign _____
Agent

Validation Form

SHELBY COUNTY ALABAMA

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
05/04/2020 02:36:07 PM
$288.00 MISTI
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TS-2000691