

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, AL 35243

Send tax notice to:
Benjamin Barnett Spratling, IV
42 The Oaks Cir
Hoover, AL 35244

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **THREE HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$324,900.00)**, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **Carolyn Rose and Paulette Rose Pearson, Personal Representatives of Estate of Nadine Hertz Hamilton aka Nadine Rose Hamilton, deceased, Shelby County Probate Case No. PR-2022-00818**, (herein referred to as Grantors) do hereby grant, bargain, sell and convey unto **Benjamin Barnett Spratling, IV** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 42, together with an undivided 1/43rd interest in Lot 44, (common area), according to the Map of The Oaks, recorded in Map Book 10, Page 89, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$199,900.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his, her or 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 Grantee, his, her or their heirs and assigns forever against the lawful claims of all persons.

20221107000415730 11/07/2022 11:07:32 AM DEEDS 2/3
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 4th day of
November, 2022.

Estate of Nadine Hertz Hamilton aka Nadine Rose
Hamilton, deceased, Shelby County Probate Case
No. PR-2022-00818

By: Carolyn Rose
Carolyn Rose, Personal Representative

By: Paulette Rose Pearson
Paulette Rose Pearson, Personal Representative

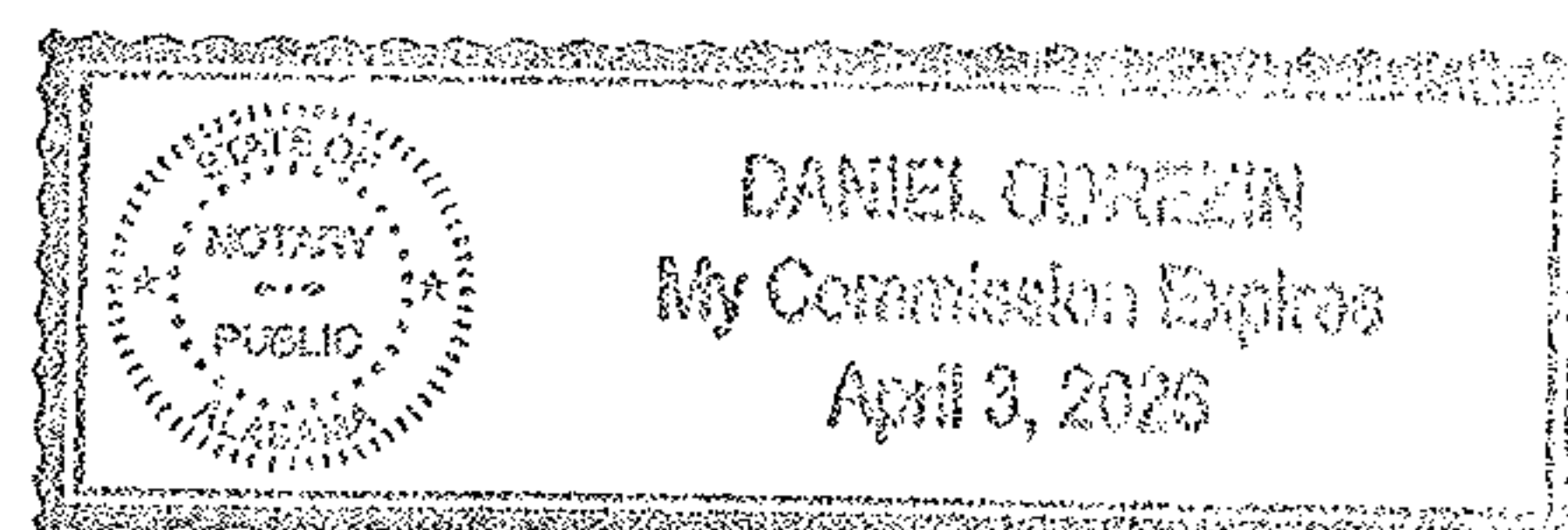
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
**Carolyn Rose and Paulette Rose Pearson, Personal Representatives of Estate of Nadine Hertz
Hamilton aka Nadine Rose Hamilton, deceased, Shelby County Probate Case No. PR-2022-
00818** whose names 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,
in their capacity as Personal Representatives, and with full authority, executed the same voluntarily
on behalf of said Estate.

Given under my hand and official seal this 4th day of November, 2022.

[Signature]
Notary Public

My Commission Expires: _____



Real Estate Sales Validation Form

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

Grantor's Name Carolyn Rose and Paulette Rose Pearson,
Personal Representatives of Carolyn Rose and Paulette Rose
Pearson, as Personal Representatives of the Estate of Nadine
Hertz Hamilton aka Nadine Rose Hamilton, deceased,
Shelby County Probate Case No. PR-2022-00818
 Mailing Address 537 Oakline Drive
Hoover, AL. 35226

Property Address 42 The Oaks Cir
Hoover, AL 35244

Grantee's Name Benjamin Barnett Spratling, IV
 Mailing Address 42 The Oaks Cir
Hoover, AL 35244

Date of Sale November 4, 2022
 Total Purchase Price \$324,900.00

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
☒ Closing Statement

☐ Appra
☐ Other:



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/07/2022 11:07:32 AM
 \$155.00 JOANN
 20221107000415730

If the conveyance document presented for recordation contains all of the required information referenced at _____, _____ 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: November 4, 2022

☐ Unattested

(verified by)

Print:

Sign

Shannon Anderson
Shannon Anderson
 (Grantor/Grantee/ Owner/Agent) circle one

Form RT-1