

This instrument was prepared by:

Philip E Gable, Esquire
Philip E. Gable, P.C.
PO Box 360002
Hoover, AL 35236

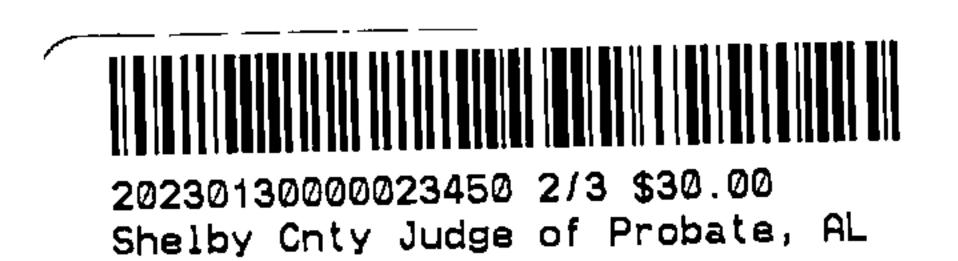
STATE OF ALABAMA
SHELBY COUNTY )

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That we, BEVERLY J. SAVAGE and RANDALL E. OSWALT, as Executors of the Estate of KENNETH RANDALL OSWALT, Deceased, by appointment of the Probate Court of SHELBY County, Alabama, Case No. PR-2022-000130, in order to fulfill and carry out the devises and bequests in the Will of said deceased, and more particularly to comply with the provisions of ARTICLE FOUR of said Last Will and Testament, do hereby grant, bargain, sell and convey unto RANDALL E. OSWALT, individually (hereinafter referred to as "Grantee"), the following-described real estate lying and situated in SHELBY County, to-wit:

Lot 35, in Block 3, according to the survey of Norwick Forrest, Third Sector, First Phase, as recorded in Map Book 18, Page 15, in the Probate Office of Shelby County, Alabama

Subject to any rights-of-way, easements or restrictions of record.



01/30/2023 08:26:27 AM FILED/CERT

This deed is prepared without review of title and is based on information provided by the Executor.

TO HAVE AND TO HOLD said parcel of land unto the said Grantee, Grantee's heirs and assigns, in fee simple, forever.

IN WITNESS WHEREOF, BEVERLY J. SAVAGE and RANDALL E. OSWALT has hereunto subscribed their names as Executors of the Estate of KENNETH RANDALL OSWALT, Deceased, on this the 30<sup>+L</sup> day of December 2022.

SWALI, Deceased, on this the	_ day of December 2022.
	Beverly J. Savage  BEVERLY J. SAVAGE, Executor
	RANDALL E. OSWALT, Executor

STATE OF ALABAMA		)
SHELBY COUNTY	•	)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that BEVERLY J. SAVAGE and RANDALL E. OSWALT, whose names are 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 instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 3014 day of December 2022.

SUSAND. SYPHUFS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES:
01-18-23

SUSAND. SYPHURS, Notary Public

My Commission expires: 01/18/2023



## Real Estate Sales Validation Form

202301300000023450 3/3 \$30.00 Shelby Cnty Judge of Probate, AL 01/30/2023 08:26:27 AM FILED/CERT

This	Document must be filed in acco	ordance with Code of Alabama 19	75, Section 40-22-1	
Grantor's Name	Randall Oswalt, Executor		Grantee's Name Randall E. Oswalt	
Mailing Address	c/o Philip E. Gable, P.C.	Mailing Address	250 Norwick Forest Drive	
ivialing / lauree	PO Box 360002	<del>_</del>	Alabaster, AL 35007	
	Hoover, AL 35236			
Property Address	250 Norwick Forest Drive	Date of Sale	11/30/2022	
	Alabaster, AL 35007	Total Purchase Price		
		_ or		
		Actual Value	\$	
		or		
		Assessor's Market Value	\$ 247,600	
evidence: (check of Bill of Sale  Sales Contract Closing States	ne) (Recordation of docun	this form can be verified in the nentary evidence is not required in the last of the last	ed)	
_	document presented for rec this form is not required.	ordation contains all of the re	quired information referenced	
		Instructions		
	nd mailing address - provide eir current mailing address.	the name of the person or pe	ersons conveying interest	
Grantee's name at to property is being		e the name of the person or p	ersons to whom interest	
Property address -	- the physical address of the	property being conveyed, if	available.	
Date of Sale - the	date on which interest to the	e property was conveyed.		
	ce - the total amount paid for the instrument offered for the second contract of the second	or the purchase of the propert record.	y, both real and personal,	
conveyed by the in	e property is not being sold, strument offered for record or the assessor's current m	. This may be evidenced by a	y, both real and personal, being in appraisal conducted by a	
If no proof is proviex excluding current	ded and the value must be use valuation, of the propert	determined, the current estim ty as determined by the local	ate of fair market value, 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).

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 //30/23		Print BANDAII E	25WALA
Unattested	- Jan		Donald P.A.
	(verified by)	(Grantor/Grantee/Owne	r/Agent) circle one
		Print Form	Form RT-1