



20230130000023450 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
01/30/2023 08:26:27 AM FILED/CERT

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.

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 30th day of December 2022.

Beverly J. Savage
BEVERLY J. SAVAGE, Executor

Randall E. Oswalt
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 30th day of December 2022.

SUSAN D. SYPHURS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES:
01-18-23

Susan D. Syphurs
SUSAN D. SYPHURS, Notary Public

My Commission expires: 01/18/2023

Real Estate Sales Validation Form

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

Grantor's Name Randall Oswalt, Executor
Mailing Address c/o Philip E. Gable, P.C.
PO Box 360002
Hoover, AL 35236

Grantee's Name Randall E. Oswalt
Mailing Address 250 Norwick Forest Drive
Alabaster, AL 35007

Property Address 250 Norwick Forest Drive
Alabaster, AL 35007

Date of Sale 11/30/2022
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 247,600

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 Probate of Estate of Kenneth Oswalt
☐ 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).

Date 1/30/23

Print RANDALL E OSWALT

☒ Unattested [Signature]
(verified by)

Sign Randall E Oswalt p.c.
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1