



20230227000051560 1/4 \$33.00  
Shelby Cnty Judge of Probate, AL  
02/27/2023 08:10:16 AM FILED/CERT

Prepared by:  
DeeAnn Truelove  
Watkins Cross, LLC  
P. O. Box 1528  
Livingston, AL 35470

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STATE OF ALABAMA	X	
	X	EXECUTOR'S DEED
COUNTY OF SHELBY	X	

**KNOW ALL MEN BY THESE PRESENTS:** That this indenture, made and entered into on this day by and between Charles M. Harwell and Thomas M. Harwell, Jr., Co-Executors under the terms of the Last Will and Testament of Sybil H. Harwell, deceased, parties of the first part, and Charles M. Harwell, party of the second part,

**WITNESSETH, THAT WHEREAS,** Sybil H. Harwell died in Sumter County, Alabama, on the 8th day of December, 2017, leaving a Last Will and Testament and Codicil wherein the undersigned were named as Co-Executors, which said Last Will and Testament and Codicil were duly admitted to probate in the Probate Court of Sumter County, Alabama, on April 5, 2018, and recorded in Will Book 58, page 354, et seq., of the records of the Probate Office of Sumter County, Alabama; and

**WHEREAS,** the said Probate Court of Sumter County, Alabama, issued Letters Testamentary to the undersigned on April 5, 2018; and

**WHEREAS,** under the Codicil of said Last Will and Testament, the Testatrix devised the following described property to the party of the second part to have and to hold absolutely in fee simple forever; and

**WHEREAS,** it is the desire of the parties of the first part to comply with the terms of the Last Will and Testament of the Testatrix and to establish of record a description of the property devised by the aforesaid Last Will and Testament and Codicil.

**NOW THEREFORE,** in consideration of the premises and in order to comply with the terms of the Last Will and Testament of Sybil H. Harwell, deceased, and to establish of record the description of said real estate, and pursuant to the power and authority vested in them by the terms of said Will, the parties of the first part do hereby grant, bargain, sell and convey unto the party of the second part the following described property, situate, lying and being in Shelby County, Alabama, to-wit:

**Lot 54-A, according to a Resurvey of Lots 38-43 and 46-61B, Summer Brook, Sector 5, Phase 6, as recorded in Map Book 24, Page 41, in the Probate Office**

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of Shelby County, Alabama.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Source of Title: Instrument #1999-34350

Together with all and singular the tenements, hereditaments, rights, ways and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same unto the said party of the second part, his heirs and assigns, forever in fee simple.

IN WITNESS WHEREOF, the said parties of the first part, as Co-Executors under the terms of the Last Will and Testament and Codicil of Sybil H. Harwell, deceased, have hereunto set their hands and seals on this the 31<sup>st</sup> day of January, 2023.

Charles M. Harwell

Charles M. Harwell, Co-Executor under the Last Will and Testament and Codicil of Sybil H. Harwell, deceased.

Thomas M. Harwell, Jr.

Thomas M. Harwell, Jr., Co-Executor under the Last Will and Testament and Codicil of Sybil H. Harwell, deceased.

STATE OF ALABAMA X  
COUNTY OF SUMTER X

I, JAMES W. PATRICKS, JR., a Notary Public in and for said County in said State, hereby certify that **Charles M. Harwell**, whose name as Co-Executor under the terms of the Last Will and Testament and Codicil of Sybil H. Harwell, deceased, is signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of said conveyance, he, in his capacity as Co-Executor of said Last Will and Testament and Codicil of Sybil H. Harwell, deceased, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this the 27<sup>th</sup> day of January, 2023.

[Signature]  
Notary Public

My commission expires: 4/24/2025

STATE OF ALABAMA X  
COUNTY OF SUMTER X

I, Dee Ann Truelove, a Notary Public in and for said County in said State, hereby certify that **Thomas M. Harwell, Jr.**, whose name as Co-





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Executor under the terms of the Last Will and Testament and Codicil of Sybil H. Harwell, deceased, is signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of said conveyance, he, in his capacity as Co-Executor of said Last Will and Testament and Codicil of Sybil H. Harwell, deceased, and with full authority, executed the same voluntarily on the day the same bears date.

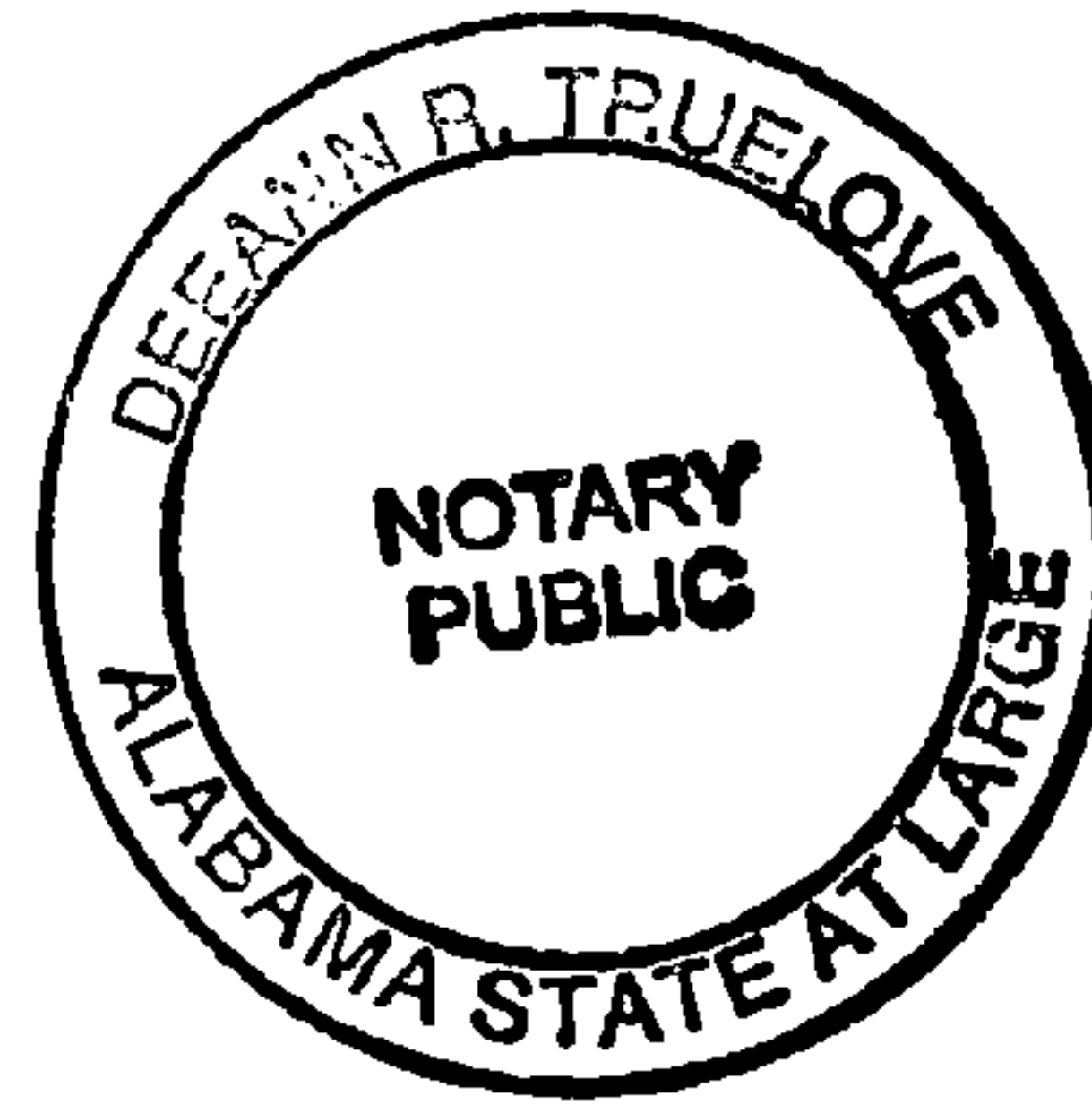
Given under my hand and official seal of office this the 31<sup>st</sup> day of Jan., 2023.

DeAnn TrueLove

Notary Public

My commission expires: 4-22-24

Send tax notice to:  
Charles M. Harwell  
204 Summerhill Dr.  
Alabaster AL 35007



# Real Estate Sales Validation Form

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

Grantor's Name Sybil H. Harwell  
Mailing Address 204 Summerhill Dr.  
Alabaster AL  
35007

Grantee's Name Charles M. Harwell  
Mailing Address 204 Summerhill Dr.  
Alabaster AL  
35007

Property Address 204 Summerhill Dr.  
Alabaster AL  
35007

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

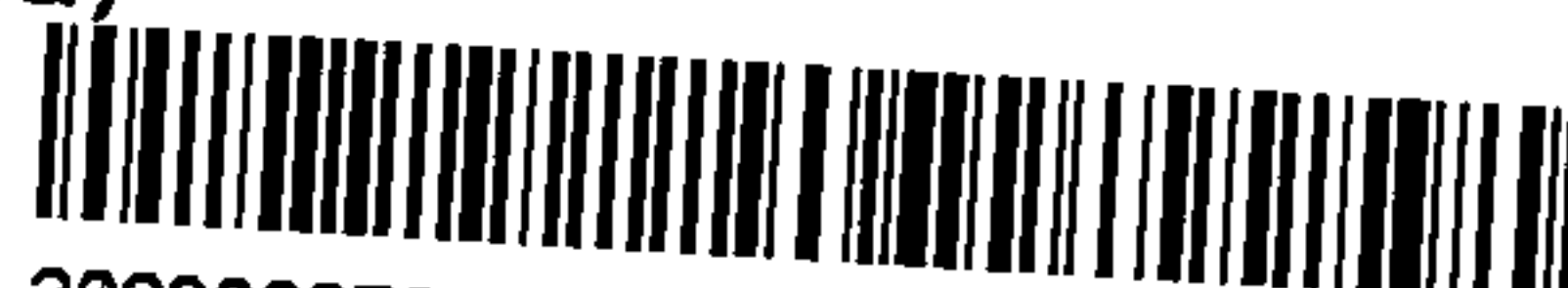
or

Assessor's Market Value \$ 223900

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

☐ Appraisal  
☐ Other

  
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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 2-27-23

Print Charles M. Harwell

Unattested

(verified by)

Sign Charles M. Harwell

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1