

SEND TAX NOTICE TO:

BARRY BLACK
2800 Ashe Brooke Place
Edmond, OK 73034

This instrument was prepared by:

Stephen L. Sexton
Sexton Law Firm, LLC
4 Glen Iris Park South
Birmingham, Alabama 35205



20250923000291660 1/4 \$392.00
Shelby Cnty Judge of Probate, AL
09/23/2025 10:53:01 AM FILED/CERT

No title opinion or search was done or reviewed prior to preparation of this deed.

WARRANTY DEED

State of Alabama)
) **KNOW ALL MEN BY THESE PRESENTS:**
Shelby County)

That in consideration of **Three Hundred Sixty Thousand Dollars and Zero cents (\$360,000.00)**, and other good and valuable considerations to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **The Estate of Talmadge V. Black, deceased, Case #PB-2025-769, on behalf of the BLACK IRREVOCABLE FAMILY TRUST FOR TALMADGE V. BLACK AND CAROL BLACK** (hereinafter referred to as the "Grantors" whether one or more), under the power of the Letters Testamentary, a copy of which is attached and incorporated herein by reference, the Estate having been probated in the last residence of the decedent, grants, bargains, sells and conveys unto Barry T. Black (hereinafter referred to as the "Grantee"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lots 4, 5, 6, 7, 8 and 9, Block 15, according to Map of Town of Helena, Alabama, as drawn by M. Joseph Squire as Recorded in Map Book 3 on Page 121, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the years 2025, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.

By my signature below, I declare that Talmadge V. Black is deceased, and he was predeceased by his Wife, Carol N. Black.

A copy of the Letters Testamentary are attached to this deed as Exhibit A and incorporated into the document as if set forth fully and completely.

TO HAVE AND TO HOLD to the said Grantee, as fee simple, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that the estate is lawfully seized in fee simple of said premises; that they are free from all encumbrances except a first mortgage outstanding to a lawful mortgage company. Transferee, 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 09/23/2025
State of Alabama
Deed Tax: \$360.00

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 18th day of September, 2025.

The Estate of TALMADGE V. BLACK, deceased,
Case #PB-2025-769


By its Administrator, BARRY T. BLACK

State of OKLAHOMA)

County of OKLAHOMA)

General Acknowledgment

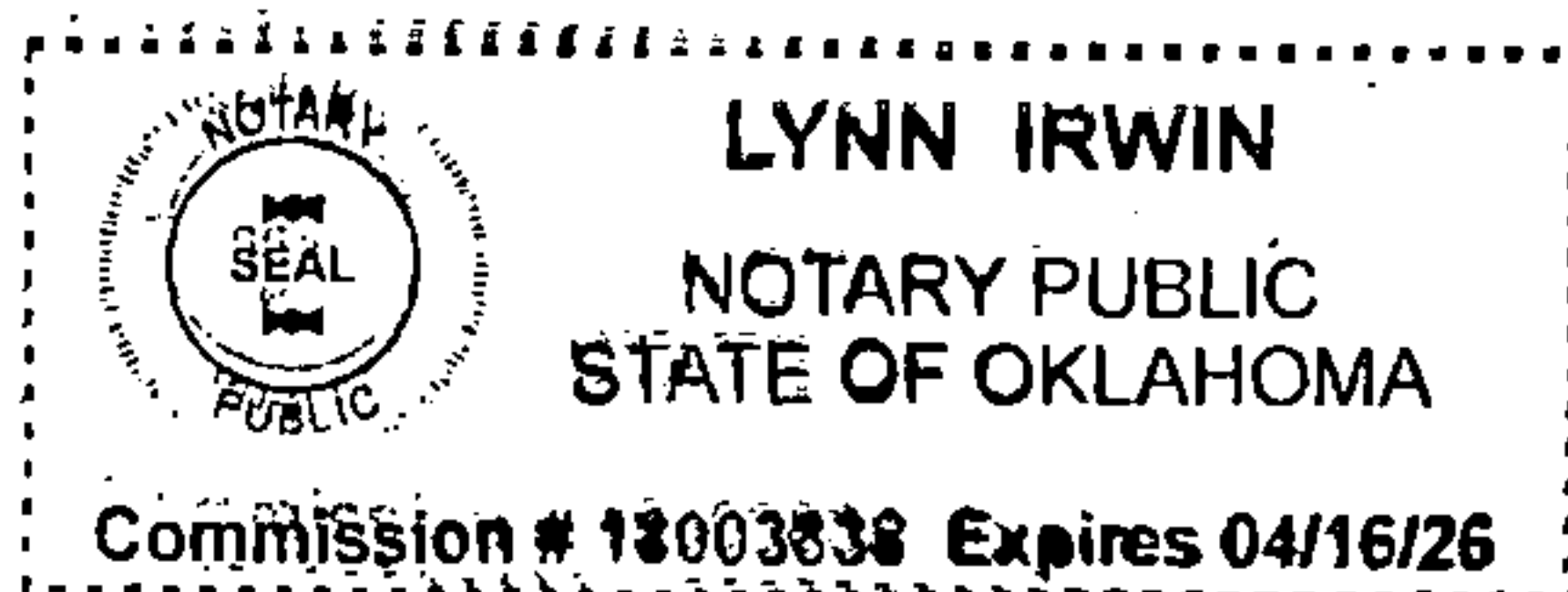



20250923000291660 2/4 \$392.00
Shelby Cnty Judge of Probate, AL
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I, Lynn Irwin, a Notary Public in and for said County, in said State, hereby certify that **The Estate of TALMADGE V. BLACK, Deceased, Case #PB-2025-769, by its Administrator, BARRY T. BLACK**, whose name is 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 conveyance, he executed the same voluntarily for and as his own act on the day the same bears date.

Given under my hand and official seal this 18th day of September, 2025.

(SEAL)





Notary Public

My Commission Expires:



20250923000291660 3/4 \$392.00
Shelby Cnty Judge of Probate, AL
09/23/2025 10:53:01 AM FILED/CERT

FILED IN DISTRICT COURT
OKLAHOMA COUNTY

IN THE DISTRICT COURT OF OKLAHOMA COUNTY JUL 30 2025
STATE OF OKLAHOMA

In Re:

The Estate of TALMADGE V. BLACK,
Decedent.

)
)
)
)
)

Case No. PB-2025-769

RICK WARREN
COURT CLERK

108

LETTERS TESTAMENTARY


STATE OF OKLAHOMA)

COUNTY OF OKLAHOMA)

ss.

The Last Will and Testament of Talmadge V. Black, having been proved and recorded in the District Court of Oklahoma County, Oklahoma, Barry T. Black, who is named therein, is hereby appointed Personal Representative of the Estate.

Witness, Martha Oakes, Judge of the District Court of Cleveland County, this 30th day of July, 2025.


JUDGE

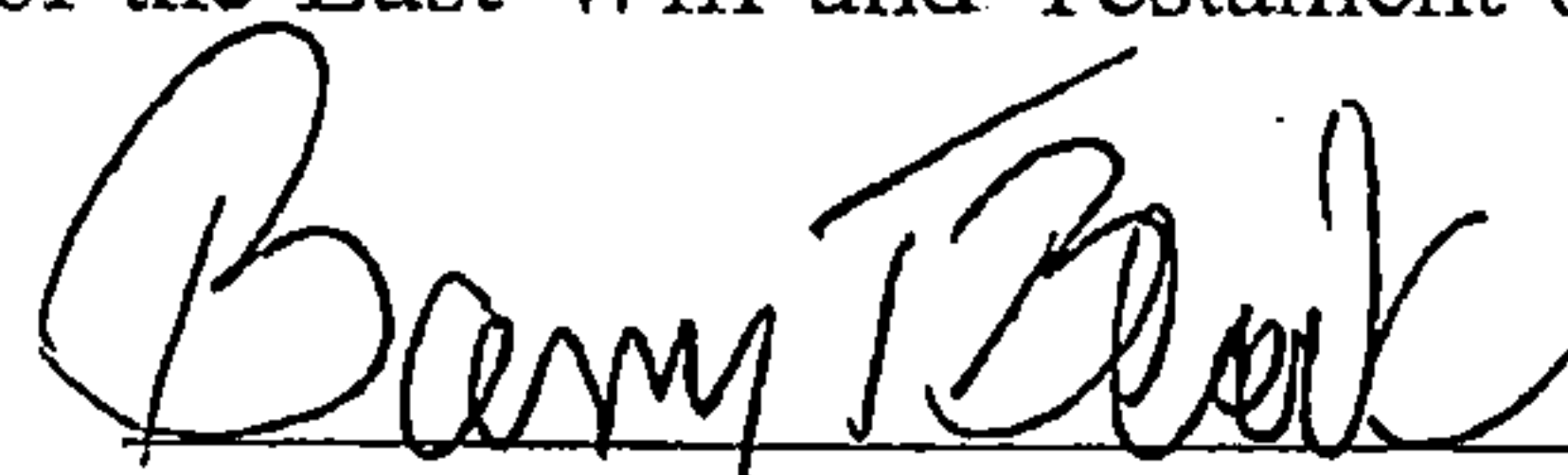
OATH OF PERSONAL REPRESENTATIVE

STATE OF OKLAHOMA)

COUNTY OF OKLAHOMA)

ss.

I, Barry T. Black, do solemnly swear that I will perform according to law, and to the best of my ability, the duties of Personal Representative of the Last Will and Testament of Talmadge V. Black, decedent. So help me God.


Barry T. Black

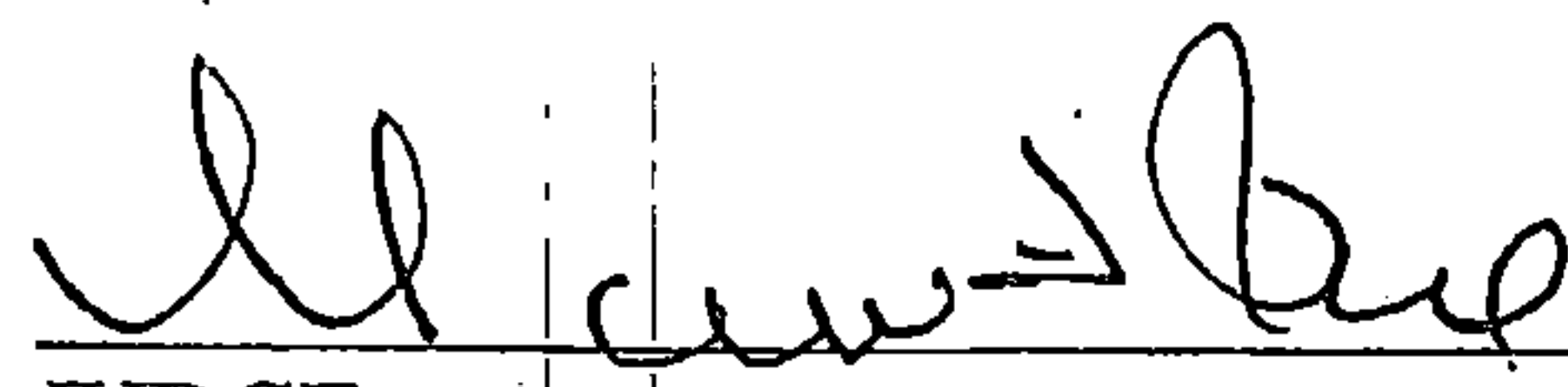
Subscribed and sworn to before me this 30th day of July, 2025.

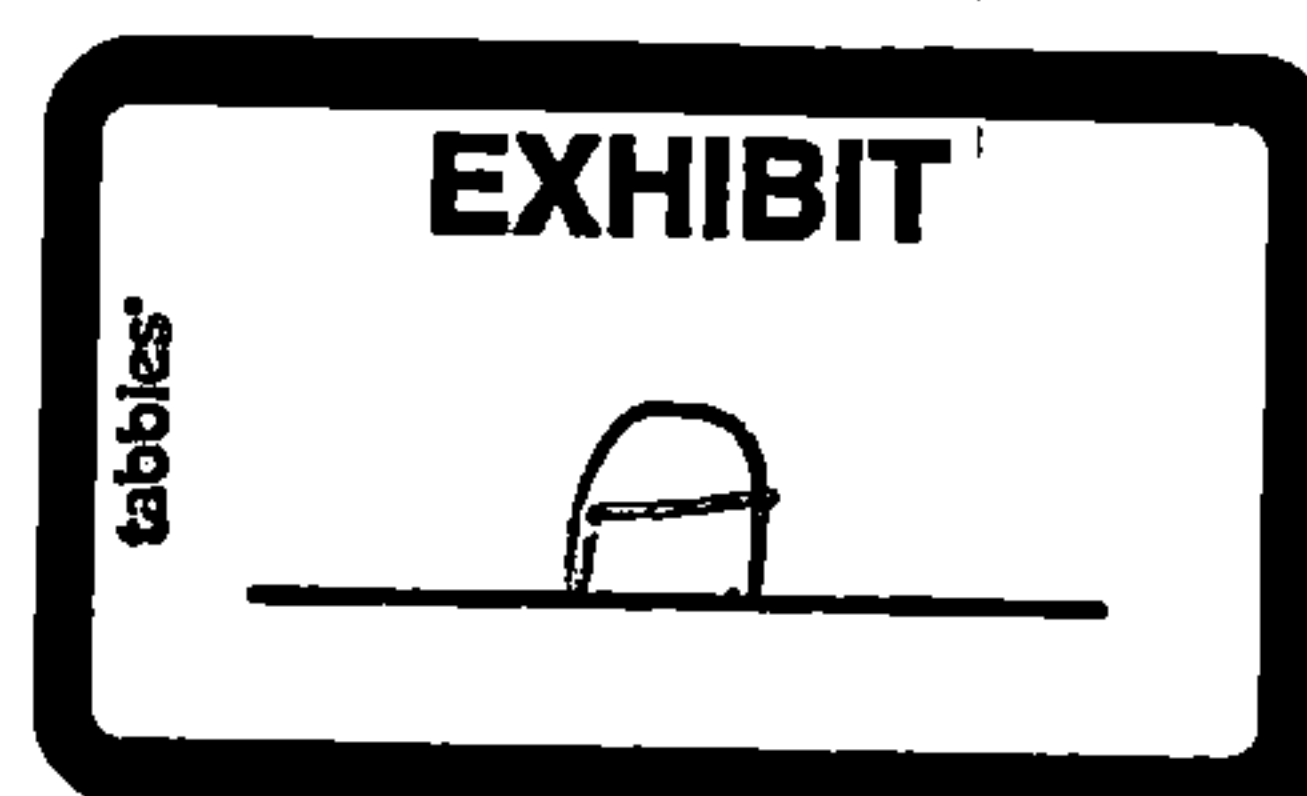
CERTIFIED COPY
AS FILED OF RECORD
IN DISTRICT COURT

JUL 30 2025

RICK WARREN COURT CLERK
Oklahoma County




JUDGE



Real Estate Sales Validation Form

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

Grantor's Name TALMADGE BLACK
Mailing Address 2800 Ashe Brook Pl.
Edmond, OK 73034

Grantee's Name BARRY BLACK
Mailing Address 2800 Ashe Brook Pl.
Edmond, OK 73034

Property Address LOTS 4, 5, 6, 7 & 8
Helena, AL 35205
35880

Date of Sale 9-18-2025

Total Purchase Price \$ 360,000.00

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
☐ Closing Statement

☒ Appraisal
☒ Other ESTATE


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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).

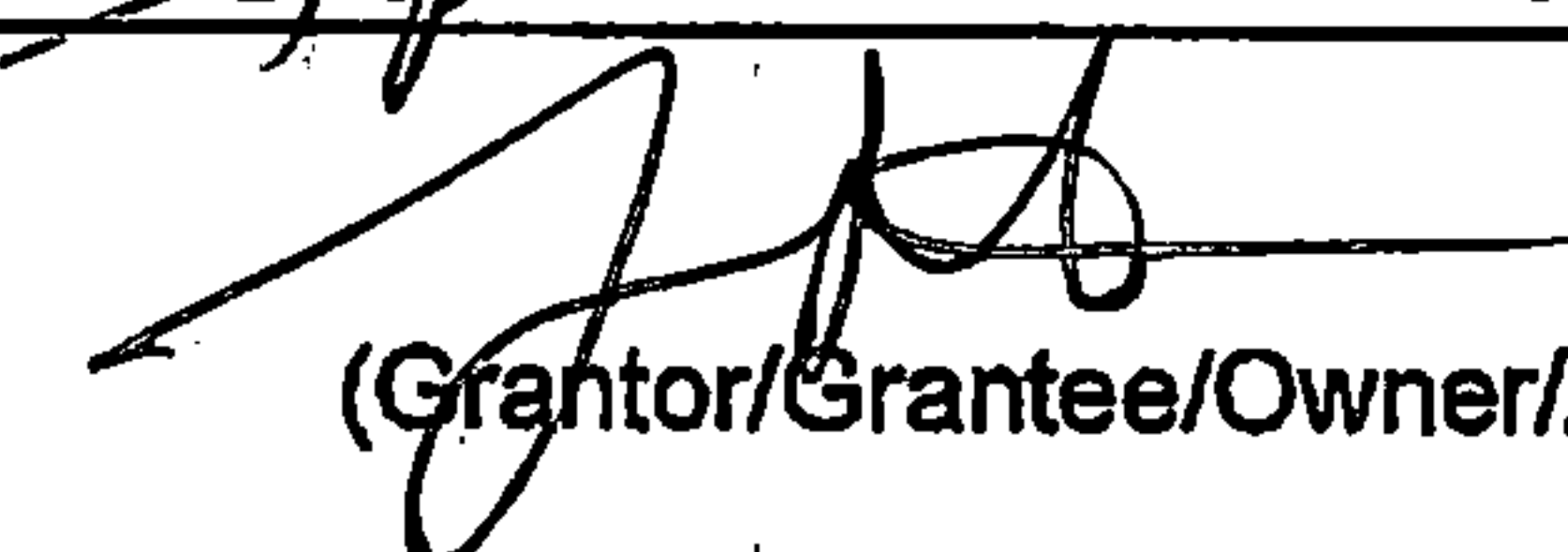
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9-23-2025

Print

Stephen L. Sexton

Sign



(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1