


THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE SURVEY

PREPARED BY:  
SCOZZARO LAW, LLC  
P.O. Box 548  
Helena, AL 35080  
(205) 624-3367

SEND TAX NOTICE TO:  
Robert Forbes  
135 Roy Court  
Helena, AL 35080

**ADMINISTRATOR'S STATUTORY WARRANTY DEED**

STATE OF ALABAMA                    )  
SHELBY COUNTY                        )

  
20251118000353160 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
11/18/2025 11:11:44 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that pursuant to Letters Testamentary granted to Donna Brown Corbin (f/k/a Donna Brown Cranage) on February 7, 2025 in Case No.: PR-2025-000395, Shelby County, Alabama Probate Court, the **Estate of Ola Mae Forbes**, by and through Donna Brown Corbin, in her capacity as Executor/Personal Representative (hereinafter called "Grantor"), does hereby **TRANSFER** and **CONVEY** to **Robert Forbes**, an unmarried man in his individual capacity, (hereinafter called the "Grantee"), the following described real property, situated in Shelby County, Alabama, to wit:

**LOT 7, according to the survey of Laurel Woods, 6th Sector, as recorded in Map Book 21, page 141, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

Address of Property: 135 Roy Ct, Helena, AL 35080

**Subject to: All liens, mortgages, taxes, encumbrances, easements, restrictions and rights of way. Mineral and mining rights excepted and,**

**TO HAVE AND TO HOLD** unto said GRANTEE in fee simple absolute, his heirs and assigns, forever; it being the intention of the parties to this conveyance that the entire interest in fee simple absolute shall pass to the grantee or his heirs and assigns forever.

Said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE, his heirs and assigns, that the Estate of Ola Mae Forbes, is lawfully seized in fee simple of said premises; that the same is free from all encumbrances, unless otherwise noted



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above; that it has good right to convey the same as aforesaid, and that it will and its successors and assigns warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Estate of Ola Mae Forbes, by and through its Executor/Personal Representative, has caused these presents to be executed on this the 22 day of September, 2025.

**DONNA BROWN CORBIN** as Executor of the  
Estate of Ola Mae Forbes.

STATE OF Alabama )  
COUNTY OF Shelby )

Before me, a notary public in and for said state, appeared Donna Brown Corbin, first duly sworn, states she has read the foregoing and knows the contents thereof, and that she avers that the facts alleged therein are true and correct on this 22 day of September, 2025.

State of **Josie A Silk**  
Notary Public  
Alabama My Commission Expires  
March 17, 2029

  
NOTARY PUBLIC  
My Commission Expires: 3/17/29





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## Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

Estate of Ola Mae Forbes  
135 Roy Court  
Helena, AL 35080

Grantee's Name  
Mailing Address

Robert Forbes  
135 Roy Court  
Helena, AL 35080

Property Address

135 Roy Court  
Helena, AL 35080

Date of Sale

9/22/25

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$

252,500

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

Tax Assessor - Per Will

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 11/14/25

Print

Elizabeth H. Mason

☐ Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1