20240227000050820 02/27/2024 11:45:39 AM DEEDS 1/15

This instrument was prepared by Cassy L. Dailey Attorney at Law 3156 Pelham Parkway, Suite 2 Pelham, Alabama 35124

Send Tax Notice to:

<u>Andrea Mashburn</u>

<u>437 Crooked Creek Road</u>

Eatonton, GA 31024

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED FIFTY FIVE THOUSAND AND FIVE HUNDRED BOLLARS (\$355,500.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Paula Sue Ellison, as Personal Representative of the Estate of Wayne Melvin Ellison, deceased, Probate Case No: PR-2020-000402, Paula Sue Ellison, as Personal Representative of the Estate of Edna L. Ellison, deceased, Probate Case No: 2020-000403, Andrea Mashburn, as Personal Representative of the Estate of Beverly Ann Swanger, deceased, Probate Case No: PR2022-000762, Paula Sue Ellison, Individually, a/an unmarried woman, Jacob Martin Ellison, a/an unmarried man, Matthew Wayne Ellison, a/an married man, Kara Nicole Marchman, a/an married woman, and Andrea Mashburn, Individually, a/an married woman, being the sole heirs and next-of-kin of Wayne Melvin Ellison, deceased, and Edna L. Ellison, deceased, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Andrea Mashburn, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commencing and Beginning at a 3/8" Open End Pipe Found locally accepted as being the Southwest Corner of the SW¼ of the NE¼ of Section 19, T-20-S, R-2-W, Shelby County, Alabama; thence N00°20'59"W, 1328.43 feet to an Iron Rod Found(NoCap); thence N89°48'19"E, 203.36 feet to a Crimped Iron Pipe Found; thence N89°29'48"E, 136.54 feet to an Iron Rod Found(CapIllegible); thence S89°48'55"E, 181.75 feet to a Crimped Iron Pipe Found; thence S86°31'32"E, 139.49 feet to an Iron Rod Found(CapIllegible); thence N83°59'00"E, 86.67 feet to a Crimped Iron Pipe Found; thence N89°49'43"E, 370.35 feet to a Crimped Iron Pipe Found; thence N89°46'18"E, 232.00 feet to a Crimped Iron Pipe Found; thence S01°44'56"E, 100.00 feet to an Etching in Rock; thence S01°44'56"E, 1149.64 feet to an Axle Found; thence S07° 42'31"W, 73.88 feet along an existing fence to a point; thence S89°34'38"W, 590.41 feet to a Crimped Iron Pipe Found; thence S89° 45'04"W, 112.49 feet to a Crimped Iron Pipe Found; thence S89°25'27"W, 69.65 feet to a Crimped Iron Pipe Found; thence N89°52'42"W, 62.12 feet to a Crimped Iron Pipe Found; thence S89°26'23"W, 65.90 feet to an Iron Rod Set(CA1066LS); thence N00°33'37"W. 160.00 feet to an Iron Rod Set(CA1066LS); thence S89°26'23"W, 180.00 feet to an Iron Rod Set(CA1066LS); thence S00°33'37"E, 160.00 feet to an Iron Rod Set(CA1066LS); thence S89°26'23"W, 46.23 feet to a Crimped Iron Pipe Found; thence S89°34'00"W, 242.77 feet to the point of beginning.

Said parcel land lying in the SW¼ of the NE¼ of Section 19, T-20-S, R-2-W, Shelby County, Alabama being less and except a [2.842] acre parcel and containing [38.009] acres more less.

AND

Commencing and Beginning at the Southwest Corner of the NE¼ of the NE¼ of Section 19, T-20-S, R-2-W, Shelby County, Alabama; thence N00°30'29"W, 333.57 feet to a Crimped Iron Pipe Found; thence N00°30'04"W, 268.08 feet to a Crimped Iron Pipe Found; thence N00°13'43"E, 720.41 feet to a 1"x1" Square Bar Found; thence S87°02'51"E, 42.86 feet to an Iron Rod Found(CapIllegible); thence N89°17'09"E, 302.84 feet to an Iron Rod Found(CapIllegible); thence N89°47'04"E, 701.34 feet to a Crimped Iron Pipe Found; thence N89°36'19"E, 289.42 feet to a 1"x1" Square Bar Found; thence S00°57'21"E, 1312.29 feet to a 1/2" Open End Pipe Found; thence S89° 19'07"W, 1255.94 feet to an Etching in Rock; thence S43°47'05"W, 140.10 feet to an Etching in Rock; thence N01°44'56"W, 100.00 feet to the point of beginning.

Said parcel of land lying in the E½ of the NE¼ of Section 19, T-20-S, R-2-W, Shelby County, Alabama and containing [40.865] acres more or less.

20240227000050820 02/27/2024 11:45:39 AM DEEDS 2/15

REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT "A", SAME OF WHICH IS FULLY INCORPORATED HEREWITH.

REFERENCE IS HEREBY MADE TO THE DISINTERESTED PARTY AFFIDAVITS HERETO ATTACHED AS EXHIBIT B, SAME OF WHICH IS FULLY INCORPORATED HEREWITH.

The above-described property does not constitute the homestead of any grantor, nor that of any respective spouse, neither is it contiguous thereto.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 9th day of February, 2024.

Seller Address: 101 Parkview Drive, Pelham, AL 35124

Buyer Address: 437 Crooked Creek Road, Eatonon, GA 31024

Property Address: 79 +/- acres, Pelham, AL 35124

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Paula Sue Ellison,

COUNTY OF SOUND

STATE OF MUMIN

COUNTY OF Shelle

STATE OF HUMMU COUNTY OF Shy In

contents of the conveyance, she executed the same voluntarily with full a Δu	uthority on the day the same bears date for said Estate.
Given under my hand and official seal this minimum day of	of 1-00000, 2024.
STORY ARY	
County Store in Expiner.	Notary Public
MA COLUMN SONO	My commission expires: 5330
PUBLICATION	
THE STATE WITH	
~ ************************************	
	The Estate of Edna L. Ellison, deceased,
	Probate Case No: PR-2020-000403
	Lache Sur Lean
	By: Paula Sue Ellison, Personal Representative
TE OF Alama INTY OF Shelou	
I, the undersigned authority, a Notary Public in and for said Coursonal Representative of the Estate of Edna L. Ellison, deceased, P.	
foregoing conveyance, and who is known to me, acknowledged before	e me on this day, that being informed of the contents of the
nveyance, she executed the same voluntarily with full authority on the	day the same bears date for said Estate.
Given under my hand and official sealthis no distribution day of the sealth of the sea	f tebruary . 2024.
	MMMJW
E MA COMUN. 5000	Notary Public
	My commission expires: 5-2-20
THE STATE OF THE S	
,」为1.有养养养生。	
	The Estate of Beverly Ann Swanger, deceased,
	Probate Case No: PR-2022-900762
	126 Mal
	By: Andrea Mashburn, Personal Representative
TE OF Alahama)	
INTY OF Stylus)	
I, the undersigned authority, a Notary Public in and for said Court	
rsonal Representative of the Estate of Beverly Ann Swanger, decean ned to the foregoing conveyance, and who is known to me, acknowled;	
ntents of the conveyance, she executed the same voluntarily with full at	
Given under my hand and official seal this with different day of the control of t	f February, 2024.
Civen differ my name and official scar unique DAIL, day of	1 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7
	Mulla
EXOMOR!	Notary Public
	My commission expires: 5-2-20

The Estate of Wayne Melvin Ellison, deceased,

By: Paula Sue Ellison, Personal Representative

Probate Case No: PR-2020-000402

		Tout Set the
		Paula Sue Ellison
TATE OF AMOUNTY OF SHOW		
	nce, and who is known to	nty, in said State, hereby certify that Paula Sue Ellison, me, acknowledged before me on this day, that being tarily on the day the same bears date.
Given under my hand and official seal	this OAN COMMENTAL STATE OF THE	Notary Public My commission expires: 5-2-26
		Date Martin Ellison
TATE OF ACCIONATION OF Shall		
I, the undersigned authority, a Notary whose name is signed to the foregoing conveyarinformed of the contents of the conveyance, he Given under my hand and official seal	nce, and who is known to executed the same volunta ()	Fonno
	NIV COTTON STATE THE STATE OF T	Notary Public My commission expires: ケーるーるし
	**************************************	Matthew Wayne Ellison
TATE OF Alama OUNTY OF Shelp		
I, the undersigned authority, a Notary I Ellison, whose name is signed to the foregoing informed of the contents of the conveyance, he	conveyance, and who is ki	ity, in said State, hereby certify that Matthew Wayne nown to me, acknowledged before me on this day, that being rily on the day the same bears date.
Given under my hand and official seal	this day of	<u>FCDMONU</u> , 2024.
	DAIME DAIME	Mulla

STATE OF COUNTY OF 3

COUNTY OF

STATE OF MANAGED COUNTY OF MANAGED AND A STATE OF MANAGED AND A STAT

Notary Public

My commission expires: <

20240227000050820 02/27/2024 11:45:39 AM DEEDS 5/15

Kara Nicole Marchman

STATE OF HOMMAN COUNTY OF SWIND

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kara Nicole**Marchman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this_

day of

2024

Notary Publi

My commission expires: 5-2-24

Andrea Mashburn

STATE OF ACCOUNTY OF Shall

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Andrea Mashburn, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

_day of February

, 2024.

Notary Public

My commission expires: 5-3-26

STATE OF ALABAMA
COUNTY OF SHELBY

HEIRSHIP AFFIDAVIT

COME NOW, Paula Sue Ellison, Personal Representative of the Estate of Wayne Melvin Ellison, deceased, Probate Case No: 2020-000402, Paula Sue Ellison, Personal Representative of the Estate of Edna L. Ellison, deceased, Probate Case No: PR-2020-000403, Andrea Mashburn, Personal Representative of the Estate of Beverly Ann Swanger, deceased, Probate Case No: PR 2022-00762, Paula Sue Ellison, Jacob Martin Ellison, Matthew Wayne Ellison, Kara Nicole Marchman, and Andrea Mashburn, as "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

- 1. That the Affiants have personal knowledge of the facts stated herein, said Affiants are over the age of nineteen (19) years, said Affiants are of sound mind and competent to execute this Affidavit.
- 2. On April 21st, 1997, Wayne M. Ellison and Edna L. Ellison, as joint tenants with right of survivorship, executed a deed to Wayne M. Ellison and Edna L. Ellison, as tenants-in-common, recorded in Instrument Number: 1997-13176, in the Office of the Judge of Probate of Shelby County, Alabama.
- 3. The above referenced real estate is hereinafter described, as follows:

SE ¼ of NW ¼ and the SW ¼ of NE ¼ of Section 19, Township 20 South, Range 2 West

- 4. On or about December 27, 2018, Wayne Melvin Ellison died, and his estate was submitted to probate. The Last Will and Testament did not contain the power to sell without court approval. Therefore, a requirement for all heirs to sign the conveyance was made by the title company.
- 5. On or about January 21, 2020, Edna L. Ellison died, and her estate was submitted to probate. The Last Will and Testament did not contain the power to sell without court approval. Therefore, a requirement for all heirs to sign the conveyance was made by the title company.
- 6. Upon the date of the decease of Wayne Melvin Ellison and Edna L. Ellison, they left the following heirs and next-of-kin to survive them:

Paula Sue Ellison - daughter

Address: 101 Parkview Drive, Pelham, AL 35124

Jacob Martin Ellison - Grandson

Address: 2135 Hwy 52 East, Pelham, AL 35124

Matthew Wayne Ellison - Grandson

Address: 2131 Hwy 52 East, Pelham, AL 35124

Kara Nicole Marchman - Granddaughter

Address: 1004 Burnt Pine Drive, Alabaster, AL 35114

Andrea Mashburn - Granddaughter

Address: 437 Crooked Creek Road, Eatonton, GA 31024

- 7. The above designated survivors, are the only heirs and next of kin of Wayne Melvin Ellison and Edna L. Ellison, are over the age of nineteen (19) years, and of sound mind. Furthermore, Wayne Melvin Ellison and Edna L. Ellison left to survive them no other natural children, adopted children, or survivors thereof.
- 8. All debts and charges against the estates of Wayne Melvin Ellison and Edna L. Ellison have heretofore been paid and satisfied.

Kara Nicole Marchman

COUNTY OF 5/2/24

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kara Nicole Marchman, whose name is signed to the foregoing heirship affidavit, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this_

My commission expires: 5-3-34

Andrea Mashburn

COUNTY OF Jay

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Andrea Mashburn, whose name is signed to the foregoing heirship affidavit, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this_

day of__

2024.

Notary Public

My commission expires:

STATE OF Mahana COUNTY OF Shalby

STATE OF 4

COUNTY OF_

A AMA S.

		The Estate of Wayne Melvin Ellison, deceased,
		Probate Case No: PR-2020-000402
		By: Paula Sue Ellison, Personal Representative
		•
TATE OF <u>Gladama</u>) OUNTY OF Shelby		
Personal Representative of the Estate of Wayne I signed to the foregoing heirship affidavit, and who	Melvin Ellison, decease is known to me, acknown	y, in said State, hereby certify that Paula Sue Ellison, ed, Probate Case No: PR-2020-000402, whose name is wledged before me on this day, that being informed of the hority on the day the same bears date for said Estate.
Given under my hand and official seal this	DA/ARY	Notary Public My commission expires: 5-2-24
	W MAY 2 2020 STATE WILLIAM STA	
		The Estate of Edna L. Ellison, deceased, Probate Case No: PR-2020-000403
		By: Paula Sue Ellison, Personal Representative
Personal Representative of the Estate of Edna L. to the foregoing heirship affidavit, and who is known contents of the conveyance, she executed the same of the Given under my hand and official seal this	Ellison, deceased, Prown to me, acknowledged voluntarily with full authors.	hority on the day the same bears date for said Estate.
		The Estate of Beverly Ann Swanger, deceased, Probate Case No: PR-2022-000762
		By: Andrea Mashburn, Personal Representative
TATE OF Alabama) OUNTY OF Shelby		
Personal Representative of the Estate of Beverly signed to the foregoing heirship affidavit, and who	Ann Swanger, decease is known to me, acknown	y, in said State, hereby certify that Andrea Mashburn, ed, Probate Case No: PR-2022-000762, whose name is wledged before me on this day, that being informed of the hority on the day the same bears date for said Estate.
Given under my hand and official seal this	NO ARY	Jehney, 2024.
	MA COUNTY SUSS	Notary Public My commission expires: $\gamma - \lambda - \lambda t_0$

COUNTY OF Jalby

STATE OF

COUNTY OF She/hy

STATE OF <u>Alabam</u>

COUNTY OF 5/2/34

TATE OF Alabam OUNTY OF Shalby		
OUNTY OF J/by		
whose name is signed to the foregoin	ng heirship affidavit, and who is	County, in said State, hereby certify that Paula Sue Ellison, known to me, acknowledged before me on this day, that being luntarily on the day the same bears date.
Given under my hand and o	official seal this 69 da	ay of <u>teliquan</u> , 2024.
	DA 10 Mar.	
	SIGNARY	<u> </u>
である。 では、 では、 では、 では、 では、 では、 では、 では、	MA COLULY SOSO	My commission expires: ケース・マピ
	AMA STATE OF THE S	₹
		Datal allan
		Jacob Martin Ellison
TATE OF 1/abam () COUNTY OF 5he/by		
whose name is signed to the foregoing	ng heirship affidavit, and who is	County, in said State, hereby certify that Jacob Martin Ellison, known to me, acknowledged before me on this day, that being untarily on the day the same bears date.
Given under my hand and o	official seal this min. 09 di	ay of February 2024.
	DAZ	
		Notary Public
	My Comm. 2025 My May 2025 ANA STATE IIII	My commission expires: 5-2-26
		Matthew Eller
		Matthew Wayne Ellison
TATE OF <u>Alabam</u> OUNTY OF <u>Shelby</u>		
Ellison, whose name is signed to the	e foregoing heirship affidavit, and	County, in said State, hereby certify that Matthew Wayne d who is known to me, acknowledged before me on this day, e same voluntarily on the day the same bears date.
Given under my hand and o	official seal this <u>09</u> da	ay of Tegracy, 2024.
	DA COME	Mark
	SING	Notary Public
		My commission expires: $\{ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $

Paula Sue Ellison

AFFIDAVIT AS TO HEIRS

State of ALABAMA County of SHELBY

On this \(\frac{\sqrt{\text{M}}}{\text{L}} \) day of February, 2024 before me personally appeared, the undersigned to me personally known, the undersigned, who being by me duly sworn, on oath say that Affiant is familiar with the family history of Mickey Earl Ellison, deceased having known the family for many years.

Mickey Earl Ellison died on August 28th, 2008. Decedent did not have a Last Will and Testament in the State of Alabama, and no such probate proceedings are anticipated.

Upon Mickey Earl Ellison's death he was a descendant of Wayne Melvin Ellison and Edna Lucil Ellison, who were at the time of Mickey Earl Ellison's death the fee simple owners in the following described property:

See the attached "Exhibit A" for legal description

The Last Will and Testament of Wayne Melvin Ellison was executed after the death of Mickey Earl Ellison. Mickey Earl Ellison's interest passed to his children, Matthew Wayne Ellison and Jacob Martin Ellison, through the Last Will and Testament of Wayne Melvin Ellison.

The Last Will and Testament of Edna Lucil Ellison was executed after the death of Mickey Earl Ellison. Mickey Earl Ellison's interest passed to his children, Matthew Wayne Ellison and Jacob Martin Ellison, through the Last Will and Testament of Edna Lucil Ellison.

And Affiant further states that said decedent left surviving persons, as heirs or otherwise interested in the estate:

Name of widower: Kim Ellison

Children: Matthew Wayne Ellison and Jacob Martin Ellison

Adopted children: NONE

Descendants of deceased children: None

And Affiant further states that said decedent left no other children or adopted children or descendants of deceased or adopted children.

1 of 2 | Page

And that all of the above parties are of sound mind and over the age of nineteen years except the following: NONE

Names of minors: NONE

To the best of my knowledge the debts against said estate have been paid.

Eddy Jowers

Address: 3505 Highway 11 Pelham, alabama 35124

Subscribed and sworn to before me on this 3th day of 2024.

2024.

Notary Public

My term expires: $5 - 3 - 3 \bigcirc$

Affiant (signature)

Hilda Jowers

Address: 3505 / Lighway//
Relham, Ah 35/24
Subscribed and sworn to before me on this 8th

Notary Public

My term expires: 5.300

2 of 2 | Page

EXHIBIT A

Property 1:

Commencing and Beginning at a 3/8" Open End Pipe Found locally accepted as being the Southwest Corner of the SW¼ of the NE¼ of Section 19, T-20-S, R-2-W, Shelby County, Alabama; thence N00°20'59"W, 1328.43 feet to an Iron Rod Found(NoCap); thence N89°48'19"E, 203.36 feet to a Crimped Iron Pipe Found; thence N89°29'48"E, 136.54 feet to an Iron Rod Found(CapIllegible); thence S89°48'55"E, 181.75 feet to a Crimped Iron Pipe Found; thence S86°31'32"E, 139.49 feet to an Iron Rod Found(CapIllegible); thence N83°59'00"E, 86.67 feet to a Crimped Iron Pipe Found; thence N89°49'43"E, 370.35 feet to a Crimped Iron Pipe Found; thence N89°46'18"E, 232.00 feet to a Crimped Iron Pipe Found; thence S01°44'56"E, 100.00 feet to an Etching in Rock; thence S01°44'56"E, 1149.64 feet to an Axle Found; thence S07° 42'31"W, 73.88 feet along an existing fence to a point; thence S89°34'38"W, 590.41 feet to a Crimped Iron Pipe Found; thence S89° 45'04"W, 112.49 feet to a Crimped Iron Pipe Found; thence S89°25'27"W, 69.65 feet to a Crimped Iron Pipe Found; thence N89°52'42"W, 62.12 feet to a Crimped Iron Pipe Found; thence S89°26'23"W, 65.90 feet to an Iron Rod Set(CA1066LS); thence N00°33'37"W. 160.00 feet to an Iron Rod Set(CA1066LS); thence S89°26'23"W, 180.00 feet to an Iron Rod Set(CA1066LS); thence S00°33'37"E, 160.00 feet to an Iron Rod Set(CA1066LS); thence S89°26'23"W, 46.23 feet to a Crimped Iron Pipe Found; thence S89°34'00"W, 242.77 feet to the point of beginning.

Said parcel land lying in the SW¼ of the NE¼ of Section 19, T-20-S, R-2-W, Shelby County, Alabama being less and except a [2.842] acre parcel and containing [38.009] acres more less.

AND

Commencing and Beginning at the Southwest Corner of the NE¼ of the NE¼ of Section 19, T-20-S, R-2-W, Shelby County, Alabama; thence N00°30'29"W, 333.57 feet to a Crimped Iron Pipe Found; thence N00°30'04"W, 268.08 feet to a Crimped Iron Pipe Found; thence N00°13'43"E, 720.41 feet to a 1"x1" Square Bar Found; thence S87°02'51"E, 42.86 feet to an Iron Rod Found(CapIllegible); thence N89°17'09"E, 302.84 feet to an Iron Rod Found(CapIllegible); thence N89°47'04"E, 701.34 feet to a Crimped Iron Pipe Found; thence N89°36'19"E, 289.42 feet to a 1"x1" Square Bar Found; thence S00°57'21"E, 1312.29 feet to a 1/2" Open End Pipe Found; thence S89° 19'07"W, 1255.94 feet to an Etching in Rock; thence S43°47'05"W, 140.10 feet to an Etching in Rock; thence N01°44'56"W, 100.00 feet to the point of beginning.

Said parcel of land lying in the E½ of the NE¼ of Section 19, T-20-S, R-2-W, Shelby County, Alabama and containing [40.865] acres more or less.

AFFIDAVIT AS TO HEIRS

State of ALABAMA County of SHELBY

On this day of February, 2024 before me personally appeared, the undersigned to me personally known, the undersigned, who being by me duly sworn, on oath say that Affiant is familiar with the family history of Douglas Wayne Ellison, deceased having known the family for many years.

Douglas Wayne Ellison died on September 30th, 2018. Decedent did not have a Last Will and Testament in the State of Alabama, and no such probate proceedings are anticipated.

Upon Douglas Wayne Ellison's death he was a descendant of Wayne Melvin Ellison and Edna Lucil Ellison, who were at the time of Douglas Wayne Ellison's death the fee simple owners in the following described property:

See the attached "Exhibit A" for legal description

And Affiant further states that said deceased left surviving persons, as heirs or otherwise interested in the estate:

Name of widower: NONE

Children: NONE

Adopted children: NONE

Descendants of deceased children: None

And Affiant further states that said decedent left no other children or adopted children or descendants of deceased or adopted children.

And that all of the above parties are of sound mind and over the age of nineteen years except the following: NONE

Names of minors: NONE

To the best of my knowledge the debts against said estate have been paid.

1 of 2 | Page

Eddy James	
Affiant (signature)	
Eddy Jowers	
Eddy Jówers	
Address: 3505 Highway 11	
Pelham, Alabama	35124
Subscribed and sworn to before me on	this 8th day of February 2024.
Notary Public My term expires: 5-200	
Notary Public	· · · · · · · · · · · · · · · · · · ·
My term expires: $5-34$	DA / AR LARE
Wilda Journs	MA COMMU SURF
Affiant (signature)	PUBLIN
THIS Towns	THE AMA STATISHING
Hilda Jowers	
Address: 3505 / Sighway //	
Subscribed and sworn to before me on	
Subscribed and sworn to before me on	this 8th day of february 2024.
Millian	
Notary Public ()	
Notary Public My term expires: 5-220	TO A MARINE
	DA MARIANTE DA MARIANTE DE LA CONTRACTION DEL CONTRACTION DE LA CO
	COMPAN COMPAN 2026
	HARY S
	E PUBLIN TIN
	THE PAMA STATE WHITE

EXHIBIT A

Property 1:

Commencing and Beginning at a 3/8" Open End Pipe Found locally accepted as being the Southwest Corner of the SW¼ of the NE¼ of Section 19, T-20-S, R-2-W, Shelby County, Alabama; thence N00°20'59"W, 1328.43 feet to an Iron Rod Found(NoCap); thence N89°48'19"E, 203.36 feet to a Crimped Iron Pipe Found; thence N89°29'48"E, 136.54 feet to an Iron Rod Found(CapIllegible); thence S89°48'55"E, 181.75 feet to a Crimped Iron Pipe Found; thence S86°31'32"E, 139.49 feet to an Iron Rod Found(CapIllegible); thence N83°59'00"E, 86.67 feet to a Crimped Iron Pipe Found; thence N89°49'43"E, 370.35 feet to a Crimped Iron Pipe Found; thence N89°46'18"E, 232.00 feet to a Crimped Iron Pipe Found; thence S01°44'56"E, 100.00 feet to an Etching in Rock; thence S01°44'56"E, 1149.64 feet to an Axle Found; thence S07° 42'31"W, 73.88 feet along an existing fence to a point; thence S89°34'38"W, 590.41 feet to a Crimped Iron Pipe Found; thence S89° 45'04"W, 112.49 feet to a Crimped Iron Pipe Found; thence S89°25'27"W, 69.65 feet to a Crimped Iron Pipe Found; thence N89°52'42"W, 62.12 feet to a Crimped Iron Pipe Found; thence S89°26'23"W, 65.90 feet to an Iron Rod Set(CA1066LS); thence N00°33'37"W. 160.00 feet to an Iron Rod Set(CA1066LS); thence S89°26'23"W, 180.00 feet to an Iron Rod Set(CA1066LS); thence S00°33'37"E, 160.00 feet to an Iron Rod Set(CA1066LS); thence S89°26'23"W, 46.23 feet to a Crimped Iron Pipe Found; thence S89°34'00"W, 242.77 feet to the point of beginning.

Said parcel land lying in the SW¼ of the NE¼ of Section 19, T-20-S, R-2-W, Shelby County, Alabama being less and except a [2.842] acre parcel and containing [38.009] acres more less.

AND

Commencing and Beginning at the Southwest Corner of the NE¼ of the NE¼ of Section 19, T-20-S, R-2-W, Shelby County, Alabama; thence N00°30'29"W, 333.57 feet to a Crimped Iron Pipe Found; thence N00°30'04"W, 268.08 feet to a Crimped Iron Pipe Found; thence N00°13'43"E, 720.41 feet to a 1"x1" Square Bar Found; thence S87°02'51"E, 42.86 feet to an Iron Rod Found(CapIllegible); thence N89°17'09"E, 302.84 feet to an Iron Rod Found(CapIllegible); thence N89°47'04"E, 701.34 feet to a Crimped Iron Pipe Found; thence N89°36'19"E, 289.42 feet to a 1"x1" Square Bar Found; thence S00°57'21"E, 1312.29 feet to a 1/2" Open End Pipe Found; thence S89° 19'07"W, 1255.94 feet to an Etching in Rock; thence S43°47'05"W, 140.10 feet to an Etching in Rock; thence N01°44'56"W, 100.00 feet to the point of beginning.

Said parcel of land lying in the E½ of the NE¼ of Section 19, T-20-S, R-2-W, Shelby County, Alabama and containing [40.865] acres more or less.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/27/2024 11:45:39 AM
\$428.50 JOANN

alling 5. Buyl

Exhibit A
File No.: PEL-24-707
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