


VALUE: \_\_\_\_\_

**SEND TAX NOTICE TO:**  
**CYNTHIA JEAN JACKSON**  
1995 Fulton Springs Road  
Alabaster, Alabama 35007

This instrument was prepared by:  
**CROWSON & MORRISON, LLC**  
P. O. Box 278  
Columbiana, AL 35051

  
20050105000004590 Pg 1/2 15.00  
Shelby Cnty Judge of Probate, AL  
01/05/2005 12:19:00 FILED/CERTIFIED

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA**  
**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of compliance with an order of the Probate Court of Shelby County, Alabama, hereinafter described, 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, we, **CYNTHIA JEAN JACKSON and SYBIL J. BRANCH as Personal Representatives of the Estate of Jimmie Lee Jackson, Deceased**, (herein referred to as Grantors), grant, bargain, sell and convey unto **CYNTHIA JEAN JACKSON, a single woman** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

That certain tract of land situated in the SE1/4 of the SE1/4 of Section 12, Township 21, South, Range 3 West in Shelby County, Alabama, more particularly described as follows: Commencing at the SE corner of said SE 1/4 of SE 1/4 of said Section 12 and run thence South 89 deg. 5 min. West for a distance of 840.2 feet; run thence North 25 deg. 25 min. West for a distance of 368.2 feet to the middle of a county road; run thence North 34 deg. 5 min. East a distance of 285 feet; run thence North 26 deg. 25 min. East for a distance of 82 feet; run thence North 85 deg. 20 min. West for a distance of 30 feet to the point of beginning of the lot hereinafter described and conveyed; from said point of beginning, as last named, run thence North 85 deg. 20 min. West a distance of 105 feet; run thence North 10 deg. 35 min. East a distance of 210 feet; run thence South 85 deg. 20 min. East for a distance of 105 feet; run thence South 10 deg. 35 min. West a distance of 210 feet to the point of beginning. Containing one-half acre of land, more or less.

THERE IS EXCEPTED from this conveyance, that part of the above described land heretofore sold to J. M. Phillips and wife, Agnes Phillips to Willard Chance and wife, Annie May Chance by deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 180, Page 231.

Also, a parcel of land situated in the SE1/4 of the SE1/4 of Section 3, Township 24 North, Range 13 East and being more particularly described as follows:

Commence at the Southeast corner of said 1/4 - 1/4 Section and run North along the East line of said Section 3 a distance of 420 feet to a point; thence turn left 85 deg. 21 min. 55 sec. and run in a Westerly direction a distance of 420 feet to a point of beginning; continue West 210 feet, turn left 94 deg. 38 min. 05 sec. and run South 420 feet, turn left 85 deg. 21 min. 55 sec. and run East 210 feet, turn left 94 deg. 38 min. 05 sec. and run North 420 feet to the point of beginning.

MINERAL AND MINING RIGHTS EXCEPTED.

*This instrument prepared without evidence of title condition or survey. There is no representation as to the title or matters which might be revealed by survey, inspection or examination of title by the preparer of this instrument.*

This conveyance is executed by the undersigned **CYNTHIA JEAN JACKSON and SYBIL J. BRANCH, solely in their capacity as Personal Representatives of the Estate of Jimmie Lee**



**Jackson, Deceased**, and not in their individual capacities nor in any other capacity. This conveyance is further executed in compliance with and subject to the terms, conditions, and stipulations of an order of the Probate Court of Shelby County, Alabama in said cause.

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

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal, this 30<sup>th</sup> day of September, 2004.

The Estate of Jimmie Lee Jackson, Deceased

By: Cynthia Jean Jackson

CYNTHIA JEAN JACKSON, in her capacity as Personal Representative of the Estate of Jimmie Lee Jackson, Deceased.

By: Sybil J. Branch

SYBIL J. BRANCH, in her capacity as Personal Representative of the Estate of Jimmie Lee Jackson, Deceased.

STATE OF ALABAMA  
SHELBY COUNTY

20050105000004590 Pg 2/2 15.00  
Shelby Cnty Judge of Probate, AL  
01/05/2005 12:19:00 FILED/CERTIFIED

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CYNTHIA JEAN JACKSON**, whose name as **Personal Representative of the Estate of Jimmie Lee Jackson, Deceased**, 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 30<sup>th</sup> day of September, 2004.

[Signature]  
Notary Public

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **SYBIL J. BRANCH**, whose name as **Personal Representative of the Estate of Jimmie Lee Jackson, Deceased**, 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 30<sup>th</sup> day of September, 2004.

[Signature]  
Notary Public