


This instrument prepared without  
Benefit of title evidence by:

Grantee's address:  
15390 Highway 55  
Sterrett, Alabama 35147

Joshua D. Arnold  
P.O. Box 587, Columbiana, Alabama 35051

**STATUTORY WARRANTY DEED**

  
20160322000091100 1/5 \$27.00  
Shelby Cnty Judge of Probate, AL  
03/22/2016 10:30:09 AM FILED/CERT

STATE OF ALABAMA     )  
SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the distribution of the estate of JAMES EARL JACKSON, JR., deceased, in accordance with his will probated in Case No. PR-2014-000434 in the Probate Court of Shelby County, Alabama, the undersigned, LEE ANN JACKSON ALLEN, personal representative of said estate (herein referred to as GRANTOR, whether one or more) pursuant to the power given to her in said will does grant, bargain, sell and convey unto LEE ANN JACKSON ALLEN (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

**LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND  
INCORPORATED BY REFERENCE AS IF FULLY SET OUT HEREIN.**

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

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal,  
this the 11 day of March, 2016.

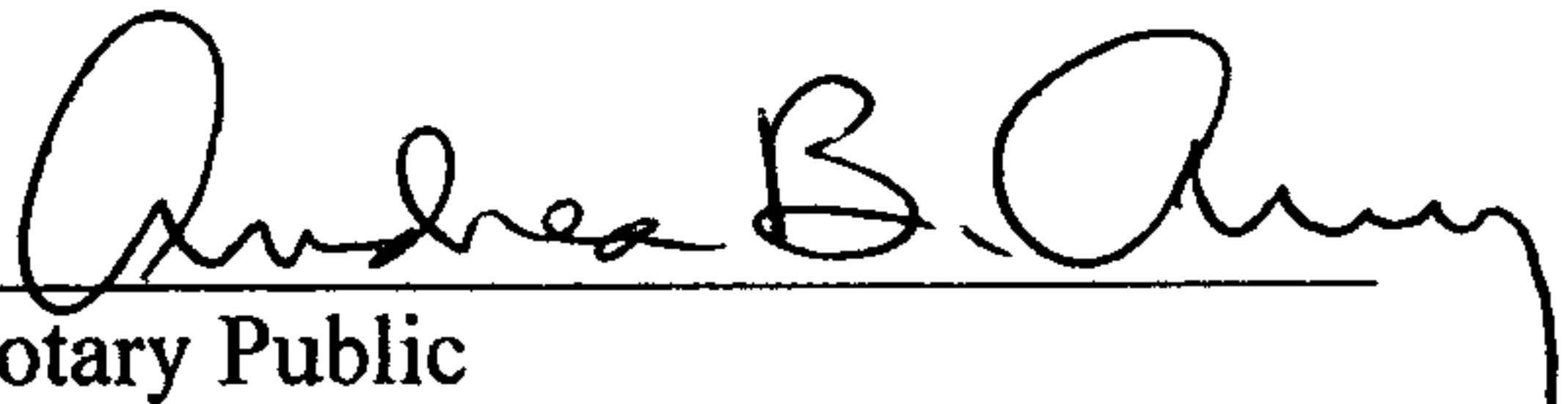
  
LEE ANN JACKSON ALLEN as personal representative


STATE OF Indiana  
Clark COUNTY     )

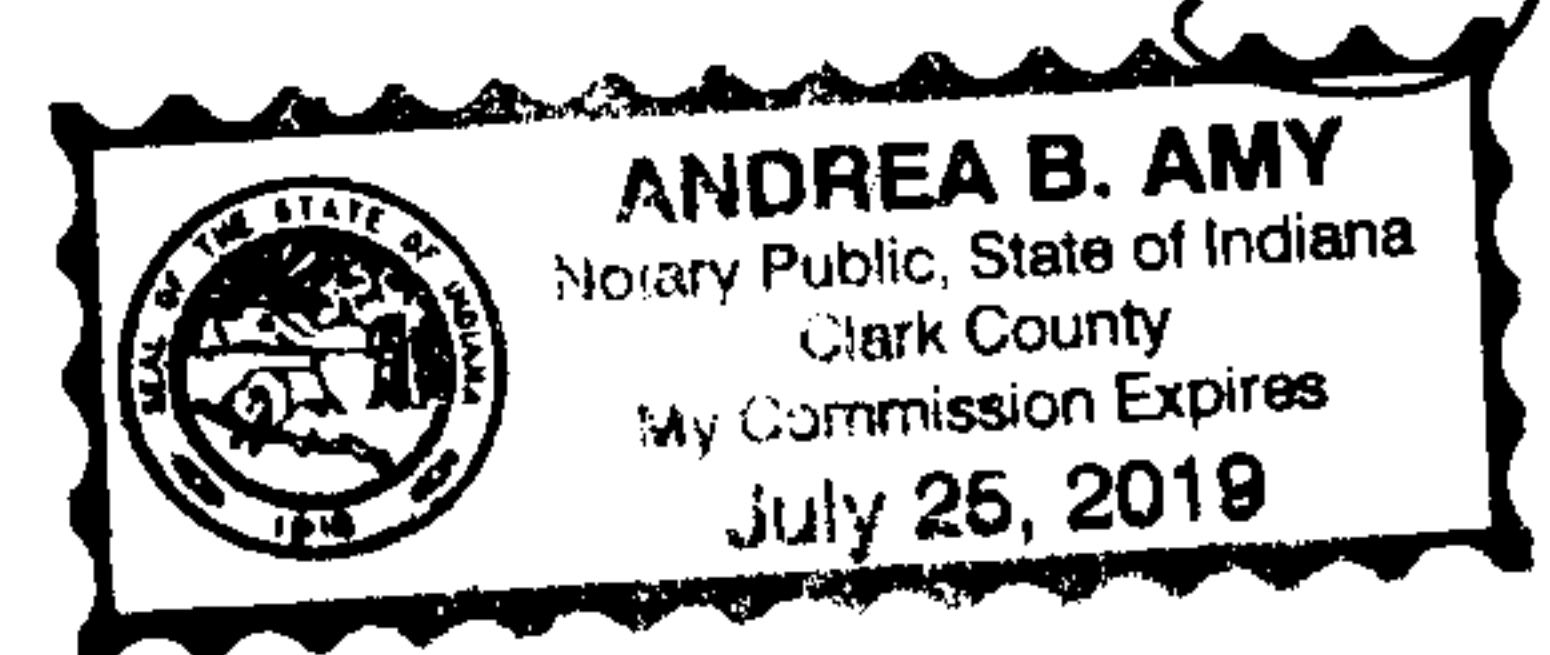
ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LEE ANN JACKSON ALLEN, whose name as personal representative of the estate of JAMES EARL JACKSON, JR., 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, he as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11<sup>th</sup> day of March, 2016.

  
Notary Public

  
20160322000091100 2/5 \$27.00  
Shelby Cnty Judge of Probate: AL  
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20160322000091100 3/5 \$27.00  
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## EXHIBIT A

A parcel of land in the North half of the SE 1/4 of Section 36, Township 18 South, Range 1 East and being more particularly described as follows:

Commencing at the SW corner of the NW 1/4 of the SE 1/4 of Section 36, Township 18 South, Range 1 East, proceed in an Easterly direction along the 1/4 1/4 Section line 756.30 feet to an iron pipe, which is on the East right of way of Shelby County Highway #55, said iron being the point of beginning; thence continue in an Easterly direction along the said 1/4 1/4 line, 1846.73 feet to an iron pipe and an old barbed wire fence, said iron being 30.50 feet West of the SE corner of NE 1/4 of SE 1/4 of Section 36, thence turn a deflection angle of 90 deg. 27 min. to the left and proceed in a Northerly direction along the said barbed wire fence, which is the agreed upon property line between Thompson and Bronaugh, 1316.59 feet to an iron pipe and a barbed wire fence, said iron pipe being 47.70 feet West of the NE corner of NE 1/4 of SE 1/4 of Section 36; thence turn a deflection angle of 89 deg. 38 min. to the left and proceed in a Westerly direction along said fence, which is the agreed upon property line between Thompson and Bronaugh 1321.57 feet to an iron pipe which is on the East right of way of Shelby County Highway #55; thence proceed in a Southwesterly direction along the East right of way of said highway 1478.08 feet to the point of beginning. Said parcel containing 50.93 acres, more or less.

Subject to easements and rights of way of record.

**LESS AND EXCEPT** that parcel heretofore conveyed to Charles Melvin Lively and wife, Sondra M. Lively, as recorded in Real Book 009, page 248, Probate Office of Shelby County, Alabama, described as follows:

Commence at the Southeast corner of the NW 1/4 of the SE 1/4 of Section 36, Township 18 South, Range 1 East of the Huntsville Principle Meridian; thence run easterly along the south line of the NE 1/4 of the SE 1/4 of said Section for a distance of 1285.71 feet; thence turn 90 deg. 27' to the left and run in a northerly direction 1318.31 feet; thence turn 89 deg. 38' to the left and run Westerly 430.65 feet to the point of beginning; thence continue in a westerly direction along last described course 887.53 feet to the southeasterly right of way line of Shelby County Highway #55; thence turn 38 deg. 38' 30" to the left and run southwesterly along said right of way line 162.51 feet to the point of beginning of a curve to the left having a central angle of 41 deg. 04' and a radius of 676.20 feet; thence run southwesterly along the arc of said curve 105.1 feet; thence turn 113 deg. 24' 47" to the left off tangent to curve and run southeasterly 319.04 feet; thence turn 43 deg. 00' 40" to the left and run northeasterly 170.03 feet; thence turn 76 deg. 31' 45" to the right and run southeasterly 200.00 feet; thence turn 88 deg. 10' 25" to the left and run northeasterly 630.40 feet to the point of beginning. All of said property lying and being in the NE 1/4 of the SE 1/4 of Section 36, Township 18 South, Range 1 East, and containing 5.00 acres, more or less. According to a survey by Foster A. Thrift dated July 28, 1984. Subject to easements, rights of way and covenants of record. Mining and mineral rights excepted.

**LESS AND EXCEPT** a parcel herein retained by the parties, which is more particularly described as follows:

A parcel situated partly in the NW 1/4 of the SE 1/4 and partly in the NE 1/4 of the SE 1/4 of Section 36, Township 18 South, Range 1 East, and being more particularly described as follows:

Commence at the SE corner of the NW 1/4 of the SE 1/4 of said Section and run North 0 deg. 30' 24" West along the East line of said 1/4 1/4 586.92 feet to a point on the North line of a proposed 50' ROW and the point of beginning; thence run North 89 deg. 14' 57" West along said North line 9.41 feet; thence run North 66 deg. 27' 06" West along said North line 147.93 feet; thence run North 77 deg. 07' 37" West along said North line 161.09 feet; thence run South 77 deg. 40' 38" West along said North line 139.42 feet to the Easterly ROW of Shelby County Highway No. 55; thence run North 9 deg. 27' 52" East along said ROW 153.27 feet to the PC of a curve to the right having a radius of 693.33 feet and a delta of 26 deg. 16' 32"; thence run along said curve 317.96 feet; thence run South 71 deg. 19' 21" East 237.63 feet; thence run South 82 deg. 59' 41" East 128.28 feet; thence run South 2 deg. 02' 45" East 88.78 feet; thence run South 43 deg. 06' 53" East 87.66 feet; thence run South 27 deg. 38' 12" West 61.72 feet; thence run South 44 deg. 28' 58" East 297.64 feet to the North line of said proposed 50' ROW; thence run North 89 deg. 14' 57" West along said proposed ROW 303.54 feet to the point of beginning. Containing 5.0 acres.

According to survey dated June 29, 1998, of Carl G. Moore, LS No. 10096.

J. E. Jackson, Jr. and James Earl Jackson, Jr. are one and the same person.



## LESS AND EXCEPT:

A parcel of property situated in the NE 1/4 of the SE 1/4 of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW corner of said 1/4-1/4 Section and run North 00 degrees 30 minutes 24 seconds West along the West line of said 1/4-1/4 518.12 feet; thence run South 88 degrees 29 minutes 29 seconds East 134.69 feet to the point of beginning; thence continue South 88 degrees 29 minutes 29 seconds East 202.00 feet; thence run South 01 degrees 30 minutes 31 seconds West 200.00 feet; thence run North 88 degrees 29 minutes 29 seconds West 202.00 feet; thence run North 01 degrees 30 minutes 31 seconds East 200.00 feet to the point of beginning.

According to survey of Carl S. Moore, RLS #10096, dated February 9, 2000.

Also, a 30-foot non-exclusive easement for ingress and egress the center line of which is described as follows:

Commence at the SW corner of the NE 1/4 of the SE 1/4 of Section 36, Township 18 South, Range 1 East and run North 00 degrees 30 minutes 24 seconds West along the West line of said 1/4-1/4 518.12 feet; thence run South 88 degrees 29 minutes 29 seconds East 134.69 feet; thence run south 01 degrees 30 minutes 31 seconds West 19.49 feet to the point of beginning on the West line of the above described property; thence run North 70 degrees 11 minutes 51 seconds West 120.74 feet to the PC of a curve to the right having a radius of 548.31 feet and a delta of 08 degrees 29 minutes 01 seconds; thence run along said curve 82.19 feet to the PAC of a curve to the left having a radius of 429.83 feet and a delta of 18 degrees 24 minutes 29 seconds; thence run along said curve 138.10 feet to the PT of said curve; thence run North 74 degrees 46 minutes 46 seconds West 83.52 feet to the PC of a curve to the left having a radius of 149.62 feet and a delta of 33 degrees 09 minutes 13 seconds; thence run along said curve 86.58 feet to the PT of said curve; thence run South 76 degrees 04 minutes 20 seconds West 100.03 feet to the Southeasterly right of way of Shelby County Highway No. 55 and the end of said easement.



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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 Lee Ann Jackson Allen  
Mailing Address 15390 Highway 55  
Stevett, AL  
35147

Grantee's Name Lee Ann Allen  
Mailing Address 15390 Highway 55  
Stevett, AL  
35147

Property Address 15390 Highway 55  
Stevett, AL  
35147

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

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

or  
Assessor's Market Value \$ \_\_\_\_\_



20160322000091100 5/5 \$27.00  
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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 \_\_\_\_\_

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 3/12/16

Print Lee Ann Jackson Allen

Sign Lee Ann Jackson Allen  
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested  
(verified by)

Form RT-1