


STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20160330000101940 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
03/30/2016 01:31:41 PM FILED/CERT

WHEREAS, JAMES P. JACKSON and wife KATHLEEN N. JACKSON obtained title, to the hereinafter described property by virtue of that certain deed recorded in Book 190, Page 80, Probate Records of Shelby County, Alabama; and,

WHEREAS, the said KATHLEEN N. JACKSON died on May 19, 1973; copy of her Death Certificate is attached as Exhibit "A".

WHEREAS, the said JAMES P. JACKSON died on August 23, 2015; his Estate being probated as Case No. 62918, in the Probate Court of Madison County, Alabama, and his Co- Personal Representatives being James Michael Jackson and Donna P. Troutman; and,

WHEREAS, Article V of the Last Will and Testament of James P. Jackson states that he gives and devises the residue of said estate in equal shares to his children, **MARSHA FRANCES KULLEY, JAMES MICHAEL JACKSON, DONNA P. TROUTMAN and RONALD BRUCE JACKSON,** and the residue includes the hereinafter described property, as set forth below.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENT: That the undersigned, **JAMES MICHAEL JACKSON and DONNA P. TROUTMAN, in their capacity as Co-Personal Representatives of the Estate of JAMES P. JACKSON, Probate Case No. 62918** of the Probate Court of Madison County, Alabama, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the estate by **MARSHA FRANCES KULLEY, JAMES MICHAEL JACKSON, DONNA P. TROUTMAN and RONALD BRUCE JACKSON,** the receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said **MARSHA FRANCES KULLEY, JAMES MICHAEL JACKSON, DONNA P. TROUTMAN and RONALD BRUCE JACKSON,** the following described real estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Beginning at the SE corner of the SW ¼ of the NE ¼, Section 12, Township 24, Range 15 E, run West along the South line of above said quarter-quarter section for a distance of 750.4 feet to a point; thence turn South and run on a bearing of S 3° 30' E for a distance of 21.6 feet to the beginning point of the land herein conveyed; thence turn right and run on a bearing of S 46° 20' W for a distance of 150.0 feet; thence turn left and run on a bearing of S 3° 30' E for a distance of 50.0 feet; thence turn left and run on a bearing of N 46° 20' E for a distance of 150.0 feet; thence turn left and run on a bearing of N 3° 30' W for a distance of 50.0 feet to the point of beginning. Then land herein conveyed forms a parallelogram measuring 50.0 feet by 150.0 feet and is situated in Shelby County, Alabama.

(This deed was prepared based upon the information provided by the parties. No title examination was performed or opinion rendered as to the status of title to the herein described property.)

TO HAVE AND TO HOLD UNTO THE SAID MARSHA FRANCES KULLEY, JAMES MICHAEL JACKSON, DONNA P. TROUTMAN and RONALD BRUCE JACKSON, the above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining and unto their heirs and assigns forever. Said property being subject, however, to ad valorem taxes due October 1, 2013, and subsequent years; and further excepting any restrictions, right-of-ways and easements pertaining to the above described property of record in the Probate Office of Madison County, Alabama.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

PROVIDED, HOWEVER, and notwithstanding anything herein to the contrary, the undersigned Grantors, **JAMES MICHAEL JACKSON and DONNA P. TROUTMAN,** as Personal Representatives of the Estate of **JAMES P. JACKSON,** pursuant to Probate Case No. 62918 of the Probate Court of Madison County, Alabama, execute and deliver this conveyance solely in their representative capacities as such Personal Representatives for and in the name of said Estate and not in their individual or personal capacities. At no time shall said Personal Representatives have any individual or personal liability or responsibility for any of the agreements, covenants and/or implied warranties set forth in this conveyance, nor shall any of said Personal Representatives' individual assets ever be liable or responsible for, and/or subject to any claims for and on account of the same.

Shelby County, AL 03/30/2016
State of Alabama
Deed Tax: \$3.00

IN WITNESS WHEREOF, the Grantor does hereunto set her hand and seal on this the 25th day of March, 2016.

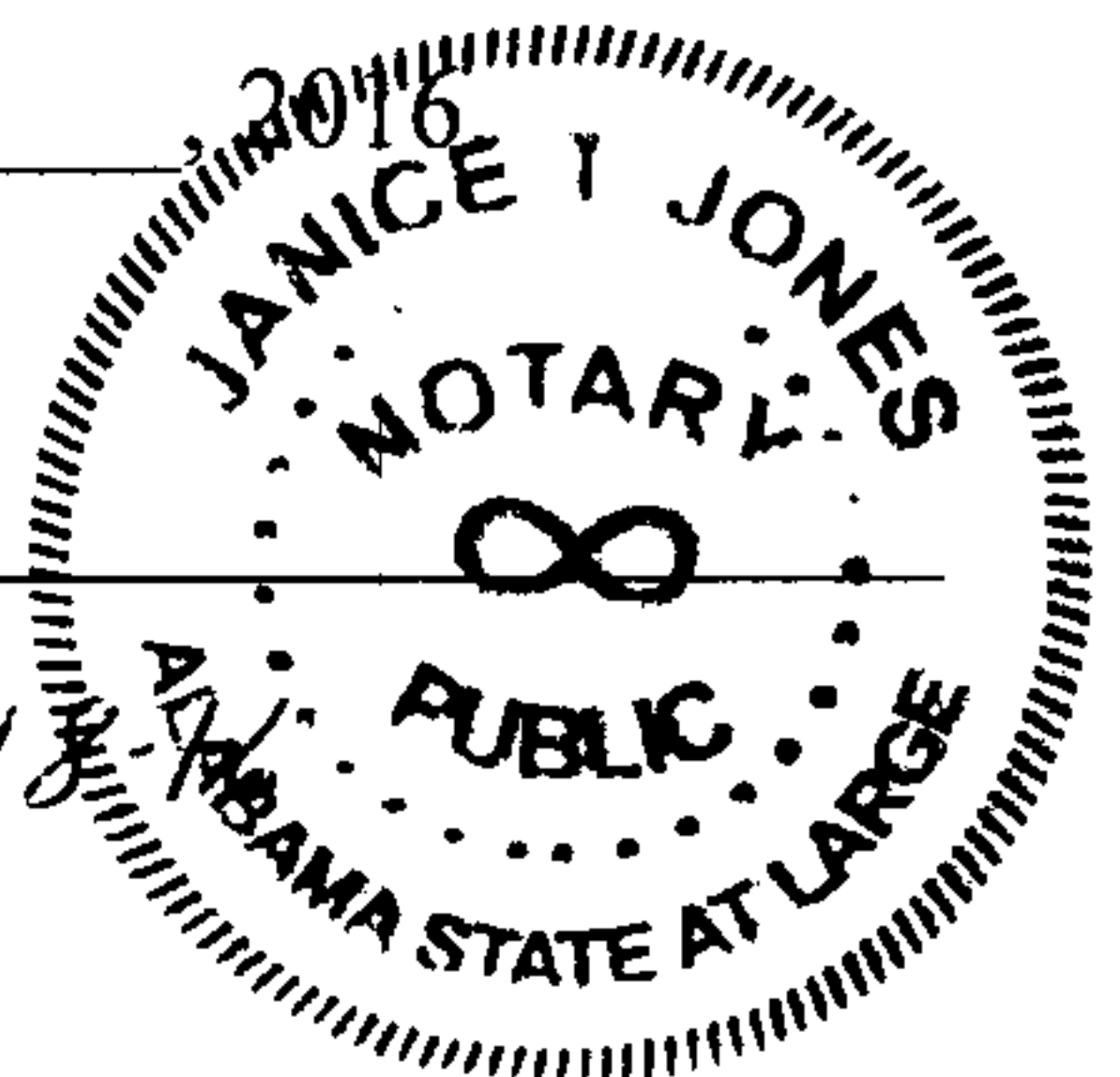
James Michael Jackson (SEAL)
JAMES MICHAEL JACKSON, as Co-Personal
Representative of the Estate of James P. Jackson,
pursuant to Probate Case No. 62918

STATE OF ALABAMA)
 :
COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, JAMES MICHAEL JACKSON, whose name as Co-Personal Representative of the Estate of JAMES P. JACKSON, pursuant to Probate Case No. 62918, 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, in his capacity as such Co-Personal Representative, and with authority to do so, executed the same voluntarily on the day the same bears date for and as the act of said Estate.

Given under my hand and seal this the 25th day of March

Janice I Jones
Notary Public:
My Commission Expires: 4-18-16



IN WITNESS WHEREOF, the Grantor does hereunto set her hand and seal on this the 25th day of March, 2016.

Donna P. Troutman (SEAL)
DONNA P. TROUTMAN, as Co- Personal
Representative of the Estate of James P. Jackson,
pursuant to Probate Case No. 62918

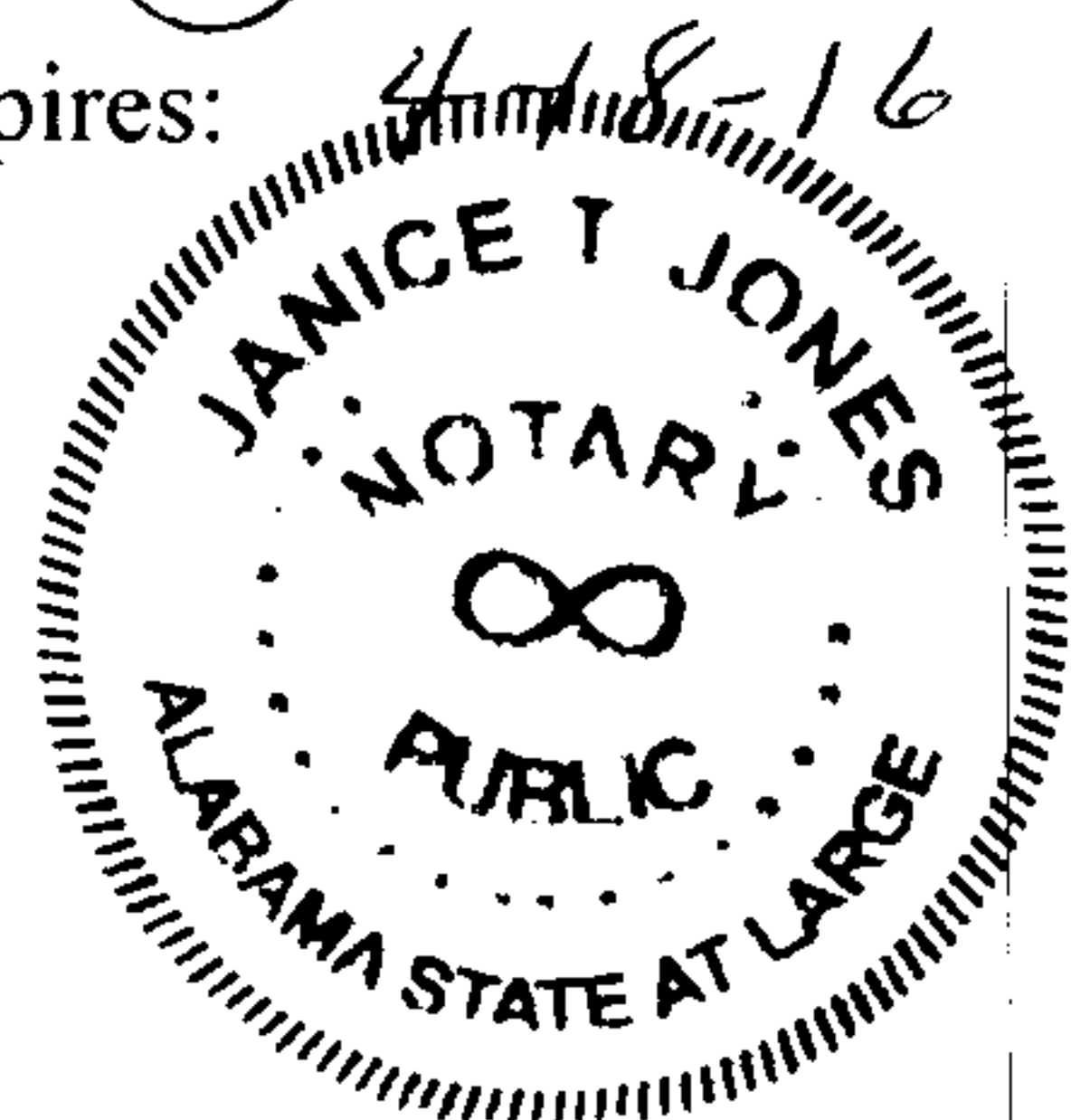
STATE OF ALABAMA)
 :
COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, DONNA P. TROUTMAN, whose name as Personal Representative of the Estate of JAMES P. JACKSON, pursuant to Probate Case No. 62918, 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, in her capacity as such Personal Representative, and with authority to do so, executed the same voluntarily on the day the same bears date for and as the act of said Estate.

Given under my hand and seal this the 25th day of March, 2016.

Janice I Jones
Notary Public:
My Commission Expires: 4-18-16

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This instrument was prepared by:
JAMES G. HARRISON
Harrison, Gammons & Rawlinson, P.C.
2430 L & N Drive, Huntsville, AL 35801, (256) 533-7711
mcox

EXHIBIT "A"

THIS IS A TRUE AND EXACT COPY OF THE RECORD ON FILE
WITH THE MADISON COUNTY HEALTH DEPARTMENT.

Imogene B. Sullivan
SIGNATURE OF LOCAL REGISTRAR

April 5, 1995
DATE

THIS IS A
LEGAL
RECORD AND
WILL BE PER-
MANENTLY
FILED

SEE OTHER
SIDE

FILL IN
WITH A
TYPEWRITER
OR WRITE
PLAINLY
WITH DARK
INK. DO NOT
USE GREEN.
NOR RED INK.
LEGAL COPIES
CANNOT BE
MADE IF
ENTRIES
ARE DIM

ALL ITEMS
MUST BE
COMPLETE
AND
ACCURATE

IF NO DOCTOR
WAS IN
ATTENDANCE
MEDICAL CER-
TIFICATION
SHOULD BE
COMPLETED
BY THE LOCAL
HEALTH
OFFICER, OR
CORONER.

VS 72
REVISED 7-72

MEDICAL CERTIFICATE OF DEATH
STATE OF ALABAMA

1. PLACE OF DEATH a. COUNTY <u>Madison</u>		b. CITY, TOWN, OR LOCATION <u>Huntsville</u>		c. IS PLACE OF DEATH INSIDE CITY LIMITS? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		2. USUAL RESIDENCE (Where deceased lived. If institution: Residence before admission) a. STATE <u>ALABAMA</u> COUNTY <u>Madison</u>		b. CITY, TOWN, OR LOCATION <u>Huntsville</u>		c. IS RESIDENCE INSIDE CITY LIMITS? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
d. NAME OF HOSPITAL OR INSTITUTION <u>Medical Center</u>		e. LENGTH OF STAY IN IS		d. STREET ADDRESS <u>602 Glasgow Rd., NW</u>		e. ON A FARM? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		3. NAME OF DECEASED (Type or print) First Middle Last <u>Kathleen Frances Jackson</u>		4. DATE OF DEATH Month Day Year <u>5 19 73</u>	
5. SEX <u>Female</u>		6. COLOR OR RACE <u>White</u>		7. MARRIED <input checked="" type="checkbox"/> NEVER MARRIED <input type="checkbox"/> WIDOWED <input type="checkbox"/> DIVORCED <input type="checkbox"/>		8. DATE OF BIRTH <u>10-19-28</u>		9. AGE (In years) IF UNDER 1 YEAR IF UNDER 24 HRS. last birthday: Months Days Hours Min. <u>44</u>		10. BIRTHPLACE (State or foreign country) <u>Alabama</u>	
11. USUAL OCCUPATION (Give kind of work done during most of working life)		12. KIND OF BUSINESS OR INDUSTRY		13. BIRTHPLACE (State or foreign country) <u>Alabama</u>		14. CITIZEN OF WHAT COUNTRY? <u>USA</u>		15. FATHER'S NAME <u>John R. Nelson</u>		16. MOTHER'S MAIDEN NAME <u>Lucille Brawley</u>	
17. NAME OF SURVIVING SPOUSE <u>James P. Jackson</u>		18. WAS DECEASED EVER IN U. S. ARMED FORCES? (Yes, no, or unknown) (If yes, give war or dates of service) <u>No</u>		19. SOCIAL SECURITY NO.		20. INFORMANT'S NAME <u>James P. Jackson</u>		21. ADDRESS <u>602 Glasgow Rd., NW, H'ville</u>		22. INTERVAL BETWEEN ONSET AND DEATH <u>3-7 days ??</u>	
23. CAUSE OF DEATH (Enter only one cause per line for (a), (b), and (c).) PART I. DEATH WAS CAUSED BY: IMMEDIATE CAUSE (a) <u>Hepatitis</u> Conditions, if any, which gave rise to above cause (b), stating the underlying cause last. DUE TO (b) <u>Infection Hepatitis</u> DUE TO (c)		24. PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO THE TERMINAL DISEASE CONDITION GIVEN IN PART II(a)		25. WAS AUTOPSY PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		26. (Probably) ACCIDENT SUICIDE HOMICIDE <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		27. DESCRIBE HOW INJURY OCCURRED. (Enter nature of injury in Part I or Part II of Item 18.)		28. TIME OF HOUR: Month, Day, Year INJURY a.m. p.m.	
29. INJURY OCCURRED WHILE AT NOT WHILE WORK <input type="checkbox"/> AT WORK <input checked="" type="checkbox"/>		30. PLACE OF INJURY (e.g., in or about home, farm, factory, street, office)		31. CITY, TOWN, OR LOCATION <u>Huntsville</u>		32. COUNTY <u>Madison</u>		33. STATE <u>Alabama</u>		34. I attended the deceased from <u>1968</u> to <u>1973</u> and last saw her alive on <u>5/18/73</u> Death occurred at <u>5:45 p.m.</u> on the date stated above; and to the best of my knowledge, from the causes stated.	
35. SIGNATURE <i>Imogene B. Sullivan</i>		36. ADDRESS <u>1410</u>		37. DATE SIGNED <u>5/12/73</u>		38. BURIAL, CREMATION, REMOVAL (Specify) <u>Burial</u>		39. DATE <u>5-22-73</u>		40. NAME OF CEMETERY OR CREMATORY <u>Elmwood</u>	
41. LOCATION (City, town, or county) <u>Birmingham</u>		42. STATE <u>Alabama</u>		43. FUNERAL DIRECTOR <u>Laughlin Service</u>		44. ADDRESS <u>Huntsville, Ala.</u>		45. DATE RECD. BY LOCAL REG. <u>5-30-73</u>		46. REGISTRAR'S SIGNATURE <i>Naah</i>	

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Real Estate Sales Validation Form


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

Grantor's Name:
Mailing Address:

Estate of James P. Jackson
1818 Carson Lane
Huntsville, AL 35816

Grantee's Name:
Mailing Address:

Marsha Frances Kulley
7929 heritage Parkway W
West, TX 76691
And
James Michael Jackson
123 Perriwinkle St
Madison, AL 35757
And
Donna P. Troutman
2233 Cherry Tree Rd
Gurley, AL 35748
And
Ronald Bruce Jackson
52 Sherbrook Dr
Lacey's Spring, AL 35754



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Property Address:

Vacant lot

Date of Sale:

Total Purchase Price:

or

Actual Value:

or

Assessor's Market Value:

\$3,000.00

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 \$1.00 No Tax Fee as conveyance is to heirs pursuant to terms of the 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 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).

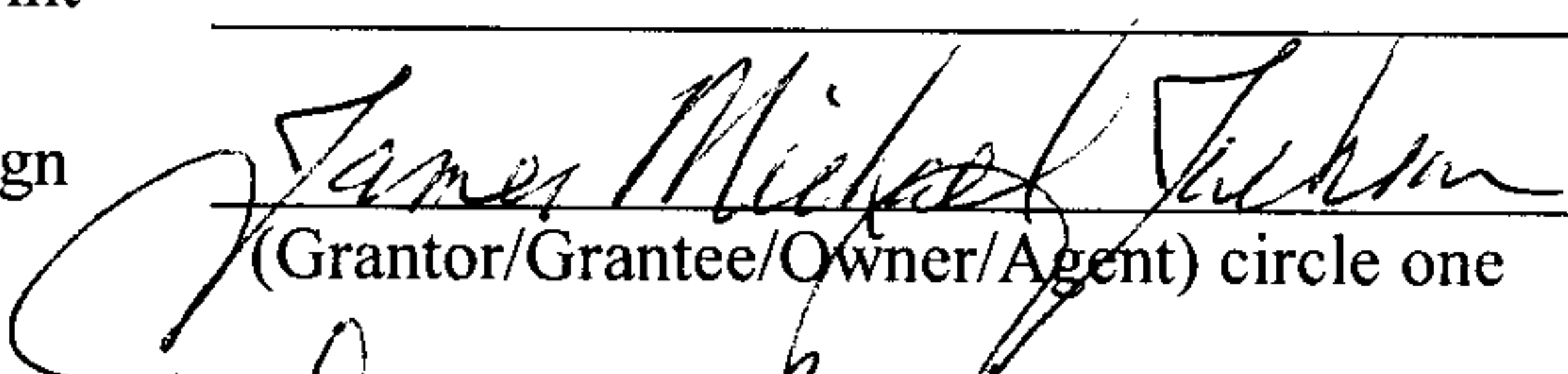
Date:

Unattested

(verified by)

Print

Sign


(Grantor/Grantee/Owner/Agent) circle one
