

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 1/4 of the NE 1/4, 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: 4-18-2016
JANICE I. JONES
NOTARY PUBLIC
ALABAMA STATE AT LARGE

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
JANICE I. JONES
NOTARY PUBLIC
ALABAMA STATE AT LARGE

Barcode
20160330000101940 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
03/30/2016 01:31:41 PM FILED/CERT

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.

Signature of Local Registrar

DATE

MEDICAL CERTIFICATE OF DEATH M
STATE OF ALABAMA

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
OR 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 CERT-
IFICATION
SHOULD BE
COMPLETED
BY THE LCCAJ,
HEALTH
OFFICER, OR
CORONER.

4C 72
REVISED 7-72

1. PLACE OF DEATH a. COUNTY Madison		2. SEAT NO.	2. USUAL RESIDENCE (Where deceased lived. If institution, Residence before admission)		
b. CITY, TOWN, OR LOCATION Huntsville		c. IS PLACE OF DEATH INSIDE CITY LIMITS? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	d. STATE ALABAMA COUNTY Madison		
d. NAME OF HOSPITAL OR INSTITUTION Medical Center		e. LENGTH OF STAY IN ID	e. CITY, TOWN, OR LOCATION Huntsville		
f. STREET ADDRESS 602 Glasgow Rd., NW		g. IS RESIDENCE INSIDE CITY LIMITS? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	h. STREET ADDRESS ON A FARM? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
3. NAME OF DECEASED (Type or print) Kathleen		4. FIRST MIDDLE LAST	5. DATE OF DEATH	6. MONTH	7. DAY
6. SEX Female		7. COLOR OR RACE White	8. DATE OF BIRTH 10-19-28	9. AGE (in years last birthday) 44	10. IF UNDER 1 YEAR IF UNDER 24 MOS. Months Days Hours Min.
10a. USUAL OCCUPATION (Give kind of work done during most of working life)		10b. KIND OF BUSINESS OR INDUSTRY	11. BIRTHPLACE (State or foreign country) 12. CITIZEN OF WHAT COUNTRY? Alabama USA		
13. FATHER'S NAME John R. Nelson		14. MOTHER'S MAIDEN NAME Lucille Brawley	15. NAME OF SURVIVING SPOUSE James P. Jackson		
16. WAS DECEASED EVER IN U. S. ARMED FORCES? (Yes, no, or unknown) (If yes, give war or dates of service)		17. SOCIAL SECURITY NO.	18. INFORMANT'S NAME James P. Jackson Address 602 Glasgow Rd., NW, H'ville		
19. CAUSE OF DEATH (Enter only one cause per line for 1a, 1b, and 1c.) PART I. DEATH WAS CAUSED BY: IMMEDIATE CAUSE (a)		INTERVAL BETWEEN ONSET AND DEATH 3-7 days ??			
Conditions, if any, which gave rise to above cause (a), stating the order of causation last. DUE TO (b)		PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO THE TERMINAL DISEASE CONDITION GIVEN IN PART I(a)			
20a. (Probably) ACCIDENT SUICIDE HOMICIDE		20b. DESCRIBE HOW INJURY OCCURRED. (Enter nature of injury in Part I or Part II of Item 18.)			
20c. TIME OF INJURY Month, Day, Year INJURY a. m. p. m.					
21. INJURY OCCURRED WHILE AT NOT WHILE WORK		22a. PLACE OF INJURY (e. g., In or about home, farm, cemetery, street, office)	22b. CITY, TOWN, OR LOCATION CITY COUNTY STATE	22c. DATE SIGNFD	
22d. ATTENDED the deceased from Death occurred on 22e. SIGNATURE (Dwight C. Hill)		22f. ADDRESS 400 6th St. Birmingham, Alabama 5-121-66 5-121-73			
23a. BURIAL, CREMATION, REMOVAL (Specify) Burial		23b. DATE 5-22-73	23c. NAME OF CEMETERY OR CREMATORIUM Elmwood	23d. LOCATION (City, town, or county) (State) Alabama	
24. FUNERAL DIRECTOR Laughlin Service		25. ADDRESS Huntsville, Ala.	26. DATE REGD. BY LOCAL REG. 5-30-73	27. REGISTRAR'S SIGNATURE Hill	



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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: Estate of James P. Jackson Grantee's Name: Marsha Frances Kulley
Mailing Address: 1818 Carson Lane Mailing Address: 7929 heritage Parkway W
Huntsville, AL 35816 West, TX 76691

And

James Michael Jackson
123 Periwinkle 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 Appraisal
 Sales Contract Other \$1.00 No Tax Fee as conveyance is to
 Closing Statement 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: _____

Print _____

Unattested _____
(verified by)

Sign _____

James Michael Jackson
(Grantor/Grantee/Owner/Agent) circle one

Donna P. Troutman