

THIS DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION IN
INSTRUMENT NO. 20180105000006070.

THIS INSTRUMENT PREPARED BY:

ELIZABETH S. PARSONS
Blair and Parsons, P. C.
1711 Cogswell Avenue
Pell City, Alabama 35125

Send Tax Notice To:

PATRICK B. SHIRLEY
JODI D. SHIRLEY
695 OLD COAL CITY ROAD
PELL CITY, AL 35125

SURVIVORSHIP DEED

STATE OF ALABAMA
SHELBY COUNTY

20180119000019130

01/19/2018 12:00:10 PM

CORDEED 1/3

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seventy Nine Thousand Nine Hundred Ninety Seven and 74/100 (\$79,997.74) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we, SHARON LYNNE ROBERSON, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BYRON CAREY JACKSON, DECEASED, MONTGOMERY COUNTY PROBATE CASE NO. 14-00159, (herein referred to as grantors) do grant, bargain, sell and convey unto PATRICK B. SHIRLEY AND JODI D. SHIRLEY, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

TRACT A:

A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF THE NW ¼ OF SAID SECTION 1, SAID POINT ALSO BEING AT THE SE CORNER OF LOT 34 AND THE NW CORNER OF LOT 35, AMENDED MAP OF HANNA FARMS, AS RECORDED IN MAP BOOK 26, ON PAGE 129, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA; THENCE RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID LOT 34 FOR A DISTANCE OF 86.17 FEET TO A CAPPED IRON FOUND AT THE POINT OF BEGINNING; THENCE TURN AN ANGLE TO THE RIGHT OF 00° 00' 23" AND RUN IN A WESTERLY DIRECTION FOR A DISTANCE OF 852.71 FEET TO A POINT; THENCE TURN AN ANGLE TO THE LEFT OF 89° 02' 58" AND RUN IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 199.97 FEET TO A POINT; THENCE TURN AN ANGLE TO THE RIGHT OF 89° 02' 30" AND RUN IN A WESTERLY DIRECTION FOR A DISTANCE OF 399.96 FEET TO A POINT; THENCE TURN AN ANGLE TO THE RIGHT OF 90° 58' 03" AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 1,443.28 FEET TO A CAPPED IRON FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SHELBY COUNTY HIGHWAY #446; THENCE TURN AN ANGLE TO THE RIGHT OF 89° 05' 47" AND RUN IN AN EASTERLY DIRECTION ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 925.73 FEET TO A CAPPED IRON FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SHELBY COUNTY HIGHWAY #446; THENCE TURN AN ANGLE TO THE RIGHT OF 04° 53' 49" AND RUN IN A SOUTHEASTERLY DIRECTION ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 310.16 FEET TO A CAPPED IRON FOUND AT THE NORTHERN MOST CORNER OF LOT 30 AND ALSO THE WESTERN MOST CORNER OF LOT 29 IN SAID AMENDED MAP OF HANNA FARMS; THENCE TURN AN ANGLE TO THE RIGHT OF 90° 01' 26" AND RUN IN A SOUTHWESTERLY DIRECTION ALONG THE WEST LINE SAID LOT 30 FOR A DISTANCE OF 319.11 FEET TO A CAPPED IRON FOUND AT THE SW CORNER OF SAID LOT 30, SAID POINT ALSO BEING AT THE NORTHERN MOST CORNER OF LOT 31 IN SAID AMENDED MAP OF HANNA FARMS; THENCE TURN AN ANGLE TO THE LEFT OF 00° 05' 59" AND RUN IN A SOUTHWESTERLY DIRECTION ALONG THE WEST LINE OF SAID LOT 31 FOR A DISTANCE OF 40.90 FEET TO A CAPPED IRON FOUND ON THE WEST LINE OF SAID LOT 31; THENCE TURN AN ANGLE TO THE LEFT OF 19° 41' 32" AND RUN IN A SOUTHEASTERLY DIRECTION ALONG THE WEST LINE OF SAID LOT 31 FOR A DISTANCE OF 224.49 FEET TO A CAPPED IRON FOUND AT THE SW CORNER OF SAID LOT 31, ALSO BEING AT THE NW CORNER OF LOT 32 IN SAID AMENDED MAP OF HANNA FARMS; THENCE TURN AN ANGLE TO THE LEFT OF 00° 00' 45" AND RUN IN A SOUTHWESTERLY DIRECTION ON THE WEST LINE OF SAID LOT 32 FOR A DISTANCE OF 134.46 FEET TO A CAPPED IRON FOUND ON THE WEST LINE OF SAID LOT 32; THENCE TURN AN ANGLE TO THE RIGHT OF 15° 29' 27" AND RUN IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SAID LOT 32 FOR A DISTANCE OF 59.04 FEET TO A CAPPED IRON FOUND AT THE SW CORNER OF LOT 32 AND ALSO BEING AT THE NW CORNER OF LOT 33 IN SAID

AMENDED MAP OF HANNA FARMS; THENCE TURN AN ANGLE TO THE RIGHT OF 00° 02' 25" AND RUN IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SAID LOT 33 FOR A DISTANCE OF 164.90 FEET TO A CAPPED IRON FOUND AT THE SW CORNER OF SAID LOT 33 AND ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF ACTON DRIVE IN SAID AMENDED MAP OF HANNA FARMS; THENCE TURN AN ANGLE TO THE RIGHT OF 89° 44' 11" AND RUN IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID ACTON DRIVE FOR A DISTANCE OF 57.26 FEET TO A POINT; THENCE TURN AN ANGLE TO THE LEFT OF 89° 43' 11" AND RUN IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 286.26 FEET TO THE POINT OF BEGINNING. ACCORDING TO THE NOVEMBER 13, 2017 SURVEY BY CARL DANIEL MOORE, LICENSE #12159.

SUBJECT TO:

1. MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.
2. PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 129, PAGE 367 AND DEED BOOK 208, PAGE 578.
3. RIGHT OF WAY FOR HIGHWAY #466.
4. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT NO. 1999-34484 AND INSTRUMENT NO. 2001-42163.

BYRON CAREY JACKSON AND BYRON C. JACKSON WERE ONE AND THE SAME PERSON.

BYRON C. JACKSON WAS THE SURVIVING GRANTEE OF THAT CERTAIN DEED RECORDED IN INSTRUMENT NO. 20050706000336900; JEAN T. JACKSON HAVING DIED ON OR ABOUT THE 25TH DAY OF DECEMBER, 2006.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns, forever, against the lawful claims of all persons.

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor:	SHARON LYNNE ROBERSON INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BYRON CAREY JACKSON, DECEASED, MONTGOMERY COUNTY PROBATE CASE NO. 14-00159
Grantor's Address:	51 SHADES CREST ROAD, BIRMINGHAM, AL 35226
Grantee:	PATRICK B. SHIRLEY AND JODI D. SHIRLEY
Grantee's Address:	695 OLD COAL CITY ROAD, PELL CITY, AL 35125
Tax Parcel ID No.:	07-0-01-0-001-027.000
Purchase Price:	\$79,997.74
Property Address:	VINCENT, AL 35178
The Purchase Price or actual value claimed in this Deed can be verified by a Settlement Statement.	

5th IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this the
day of January, 2018.

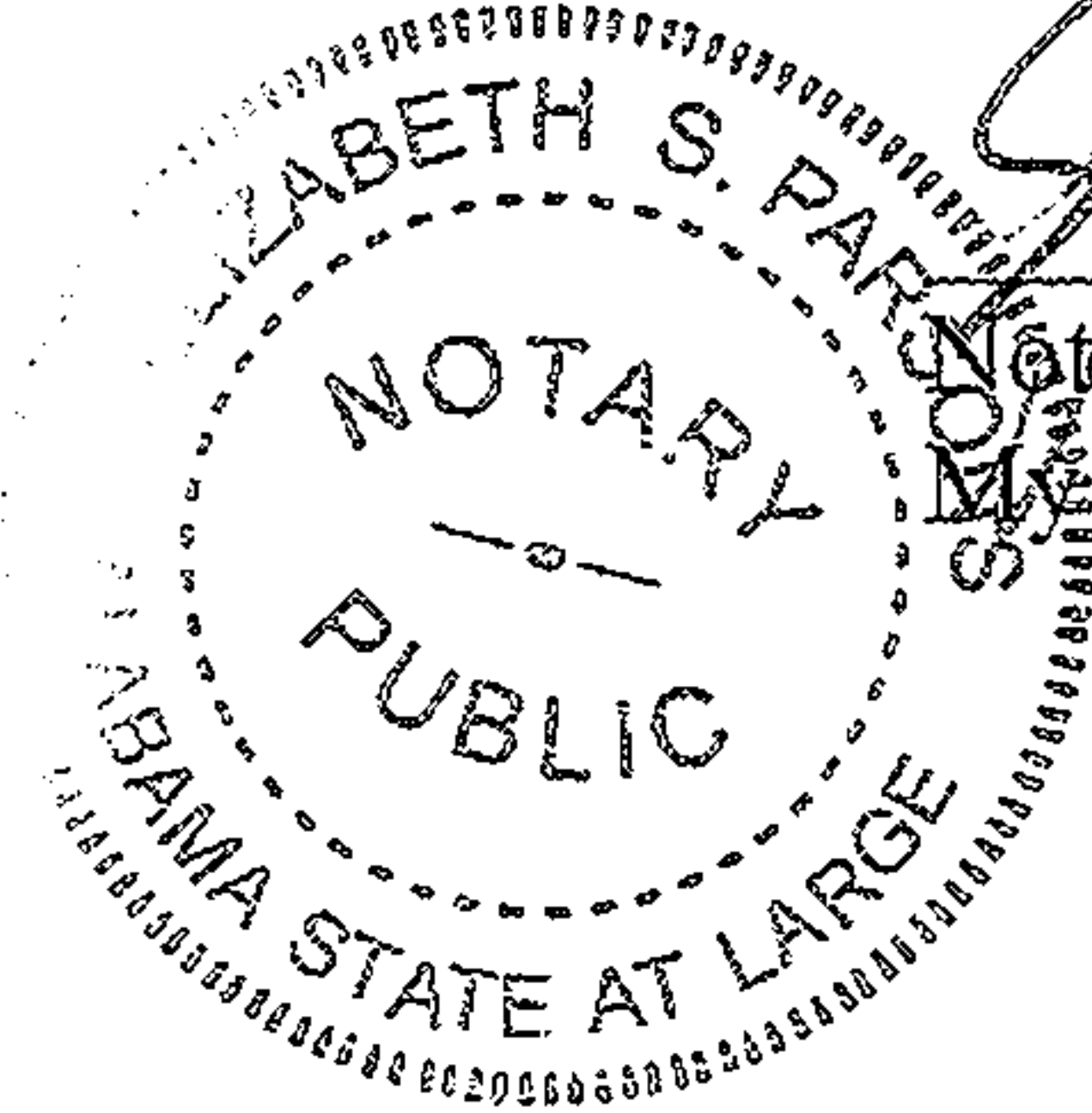
Sharon Lynne Roberson as personal representative is
SHARON LYNNE ROBERSON,
AS PERSONAL REPRESENTATIVE OF THE
ESTATE OF BYRON CAREY JACKSON,
DECEASED, MONTGOMERY COUNTY PROBATE
CASE NO. 14-00159

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that SHARON LYNNE ROBERSON, AS PERSONAL REPRESENTATIVE OF THE
ESTATE OF BYRON CAREY JACKSON, DECEASED, MONTGOMERY COUNTY
PROBATE CASE NO. 14-00159, whose name(s) is/are signed to the foregoing conveyance, and
who are known to me, acknowledged before me on this day, that, being informed of the contents
of the conveyance, he/she/they, executed the same voluntarily on the day the same bears date.

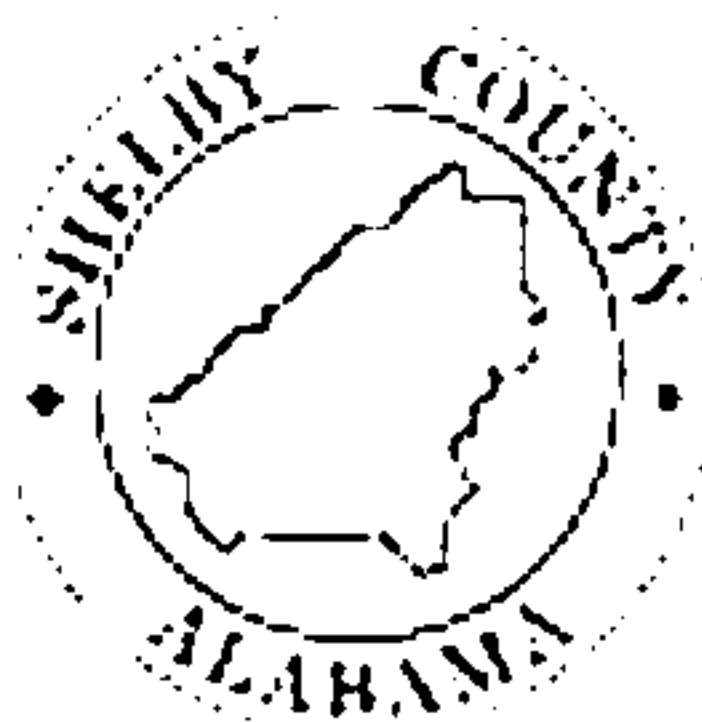
Given under my hand and official seal this 5th day of January, 2018.

558-17



Elizabeth S. Parsons
Notary Public
My Commission Expires: 1/9/19

20180119000019130 01/19/2018 12:00:10 PM CORDEED 3/3



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/19/2018 12:00:10 PM
\$22.00 CHERRY
20180119000019130

James W. Fuhrmeister