

IN RE: THE ESTATE OF

LINDSAY JO VINSANT,

AN INCAPACITATED PERSON.

) IN THE PROBATE COURT
) OF JEFFERSON COUNTY, ALABAMA
)
) CASE NO. 18BHM00156



20180126000028010 1/6 \$30.00
Shelby Cnty Judge of Probate, AL
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ORDER

This matter came before the Court on the PETITION FOR LETTERS OF SPECIAL CONSERVATORSHIP FOR A SINGLE TRANSACTION UNDER §26-2A-137 filed by Tammy Schoel, as Guardian for Lindsay Jo Vinsant, together with the exhibits attached thereto. Upon consideration of the foregoing, the Court finds that there is a need for the appointment of a Special Conservator for a Single Transaction under §26-2A-137 as set forth in said petition.

Accordingly, it is hereby **ORDERED, ADJUDGED AND DECREED** as follows:

A. Tammy Schoel shall be appointed Special Conservator upon the Court's issuance of Letters of Special Conservatorship to Tammy Schoel for Lindsay Jo Vinsant, an incapacitated person, for the limited purpose of executing the Quitclaim Deed attached hereto for the single transaction in conveying whatever limited interest Lindsay Jo Vinsant may have in the real property in Shelby County described therein to Colbert Frederick Clark or his assigns.

B. Tammy Schoel, as Special Conservator, is hereby authorized to execute on behalf of Lindsay Jo Vinsant, an incapacitated person, any further documents which may be required to clearly establish title to said Shelby County property in the name of Colby Frederick Clark or his assigns.

C. Tammy Schoel shall report back to the Court that the Quitclaim Deed attached hereto has been duly executed by her in her representative capacity as Special Conservator and delivered to Colby Frederick Clark or his designated representative, and all requirements have been met to clearly establish title to the Shelby County property in the name of Colby Frederick Clark or his assigns.

D. Upon satisfaction of the provisions of paragraphs (a)-(c) above, the Special Conservatorship shall cease and Tammy Schoel shall be discharged as Special Conservator for Lindsay Jo Vinsant, an incapacitated person, by further order of this Court.

E. Costs of Court are hereby taxed against the Estate.

DONE and **ORDERED** this the 23 day of January, 2018.



Honorable Alan King
JUDGE OF PROBATE



20180126000028010 2/6 \$30.00
Shelby Cnty Judge of Probate: AL
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QUITCLAIM DEED

STATE OF ALABAMA)
) KNOW ALL PERSONS BY THESE PRESENTS, THAT,
COUNTY OF SHELBY)

For and in consideration of the cash payment of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged: the undersigned, **Tammy Schoel as Special Conservator for Lindsay Jo Vinsant, an incapacitated person, pursuant to Order of the Probate Court of Jefferson County dated January _____, 2018** ("Grantor"), hereby remises, releases, quit claims, grants, sells, and conveys to **Colbert Frederick Clark** (hereinafter called "Grantee"), all of her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

The NW 1/4 of the SE 1/4, the NE 1/4 of the SE 1/4, the SW 1/4 of the SE 1/4, the SE 1/4 of the SE 1/4, all in Section 28, Township 18 South, Range 1 East, LESS AND EXCEPT a parcel containing 3 acres more or less of land in the Southwest corner of the NW 1/4 of the SE 1/4 of said Section 28. Said parcel has equal distances on each side.

Also:

A 50 foot wide easement lying East of and adjacent to the West section line of Section 28, Township 18 South, Range 1 East, said easement begins at a point 432.60 feet North of the Southwest corner of the SW 1/4 of the NW 1/4 of Section 28, Township 18 South, Range 1 East and runs North to the South right of way line for County Road #43 AND ALSO the following described centerline of a 25 foot wide easement as follows:

Commence at the Southwest corner of the SW 1/4 of the NW 1/4 of Section 28, Township 18 South, Range 1 East; thence run North on the section line for 445.10 feet; thence right 90°00'00" for 50.0 feet to the point of beginning; thence continue on the same line for 196.11 feet; thence right 3°14'00" for 494.88 feet; thence left 3°02'30" for 700.0 feet; thence Southeast for 1280 feet more or less to the West 1/4-1/4 line for the NW 1/4 of the SE 1/4 of Section 28, Township 18 South, Range 1 East. Said point being 12.5 feet South of the Northwest corner of the NW 1/4 of the SE 1/4 of Section 28, Township 18 South, Range 1 East and the point of ending.

All being situated in Shelby County, Alabama.

The above described property does not constitute the homestead of the Grantor.

The purpose of this Quitclaim Deed is for the Grantor to convey all of her right, title, and interest in the said property by virtue of being an heir of John P. Vinsant, who died intestate on or about June 25, 2005.

Subject to existing: easements, restrictions, set back lines, rights-of-way, limitations, if any, of record.

TO HAVE AND TO HOLD, to the Grantee forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the ____ day of January, 2018.

WITNESS:

Tammy Schoel, as Special Conservator for
Lindsay Jo Vinsant, an incapacitated person
Pursuant to Order of the Judge of Probate of
Jefferson County dated January ___, 2018


STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Tammy Schoel, whose name is signed to the foregoing Quitclaim Deed as Special Conservator for Lindsay Jo Vinsant, an incapacitated person pursuant to Order of the Probate Court of Jefferson County dated January ___, 2018, and who is known to me, acknowledged before me on this day, that, with full authority as such Special Conservator, and being informed of the contents of the Quitclaim Deed, she executed the same voluntarily on the day the same bears date.


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

Notary Public
My Commission Expires: _____


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Shelby Cnty Judge of Probate, AL
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THIS INSTRUMENT PREPARED BY:

WILLIAM S. PRITCHARD, III
PRITCHARD, McCALL & JONES, L.L.C.
800 Financial Center
Birmingham, Alabama 35203
Phone: (205) 328-9190


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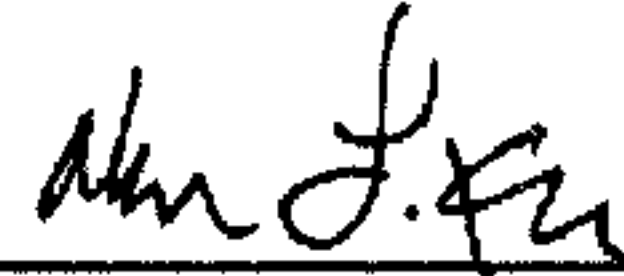
CERTIFICATE TO COPIES

STATE OF ALABAMA
JEFFERSON COUNTY


PROBATE COURT
CASE NO. 18BHM00156

I, **Alan L. King**, Judge of Probate Court, in and for said County in said State hereby certify that the foregoing contains a full, true and correct copy of the **Order on Petition For Letters of Special Conservatorship For A Single Transaction** in the matter of the estate of **Lindsay Jo Vinsant, a protected person** as the same appears on file and of record, in this office.

Given under my hand and seal of said Court this date,
January 23, 2018.



Judge of Probate


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