

This Instrument Prepared By:
E. Nicole Bean, Esq.
Garry S. McAnnally, LLC
Attorneys at Law
50 Wisteria Place
Millbrook, AL 36054
File No. 80347


20190218000050960 1/9 \$190.50
Shelby Cnty Judge of Probate, AL
02/18/2019 02:54:43 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Fifty Thousand Three Hundred Ten (\$150,310.00), the amount of which can be verified in the Sales Contract between the Parties, and other good and valuable consideration paid to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, I or we, **Keith Cameron Connor**, an unmarried man, **Virginia W. Jackson**, a widow, and **Trace S. Wilder**, a married man (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Bruce E. Fulmer** (herein referred to as GRANTEE), his heirs and assigns, the following described real estate, situated in the County of Shelby, Alabama, to wit:

See Exhibit 'A' attached hereto and made a part hereof.

This conveyance is made subject to statutory rights of redemption, regulations, restrictive covenants, restrictions, conditions, liens, set back lines, reservations, easements, rights-of-way, and other rights of whatever nature, recorded and/or unrecorded, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

NOTE: This property is no part of the homestead of the Grantor or his spouse.

NOTE: Attorney-in-fact Virginia W. Jackson hereby certifies that Keith Cameron Conner is alive and well, and has not revoked that certain Power of Attorney dated May 3, 2010, and attached hereto as Exhibit 'B.'

NOTE: Donald Bruce Jackson departed this life December 28, 2017. See Death Certificate attached hereto as Exhibit 'C.'

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, his heirs and assigns FOREVER.

And GRANTORS do covenant with the said GRANTEE, his heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, that he/she/they have a good right to sell and convey the same to the said GRANTEE, his heirs and assigns, and that GRANTORS will WARRANT AND DEFEND the premises to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

Shelby County, AL 02/18/2019
State of Alabama
Deed Tax: \$150.50

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) and seal(s) this 9th day of February, 2019.

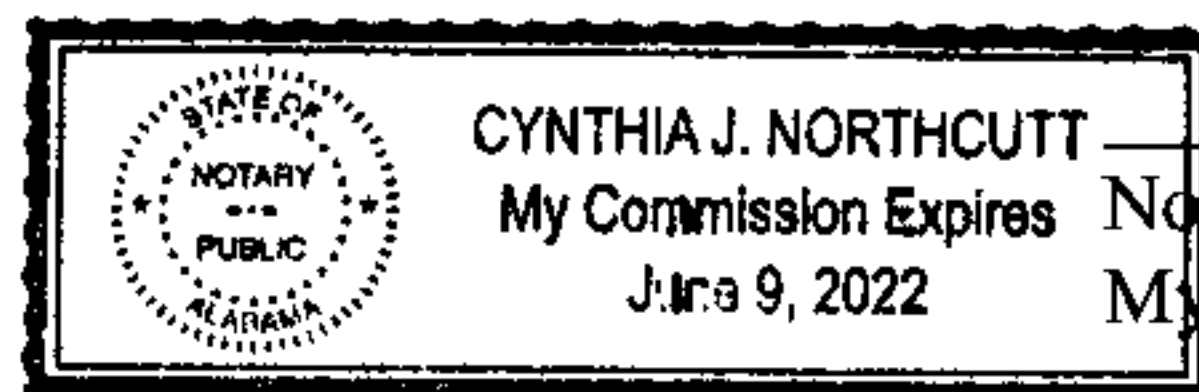
Trace S. Wilder
Trace S. Wilder

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Trace S. Wilder, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of February, 2019.

[SEAL]



Cynthia J. Northcutt
Notary Public
My Commission Expires: _____



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Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) and seal(s) this 9th day of February, 2019.

Virginia W. Jackson
Virginia W. Jackson

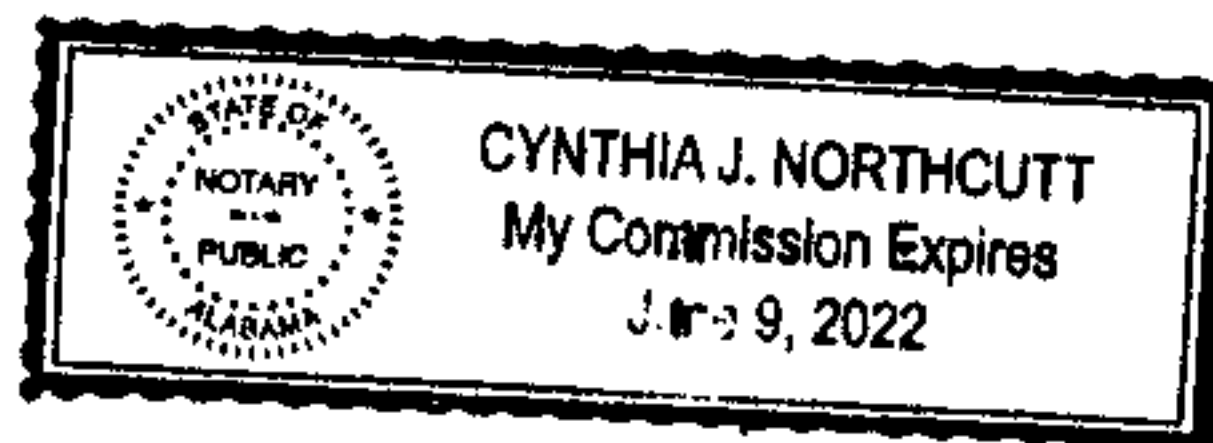
Keith Cameron Connor
Keith Cameron Connor by Virginia W. Jackson
as his attorney in fact

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Virginia W. Jackson whose name individually and as attorney in fact for Keith Cameron Connor, is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she individually and with full authority and capacity as such attorney in fact has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of February, 2019.

[SEAL]



Cynthia J. Northcutt
Notary Public
My Commission Expires: 6-09-22



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EXHIBIT 'A'
Legal Description

Lot 76, according to the Survey of Caldwell Crossings, as recorded in Map Book 29, Page 9, in the Probate Office of Shelby County, Alabama.

Subject to all easements, judgments, mortgages, tax liens or other encumbrances, which could effect the property and is not shown as of record or listed on the title commitment.

Subject to 5 foot building line as shown on recorded map.

Subject to 7 % foot easement on North side of lot as shown on recorded map.

Subject to right of way granted to Shelby County recorded in Volume 233, Page 700; Volume 216, Page 29 and Volume 282, Page 115.

Subject to right of way granted to Alabama Power Company recorded in Real Volume 142, Page 148 and Real Volume 142, Page 148.

Subject to right of way granted the City of Hoover recorded in Instrument No. 2000-40742, Instrument No. 2000-40741 and Instrument No. 2000-25988.

Subject to restrictions and covenants appearing of recorded in Instrument No. 2002-02381.

Minerals and mining right excepted.

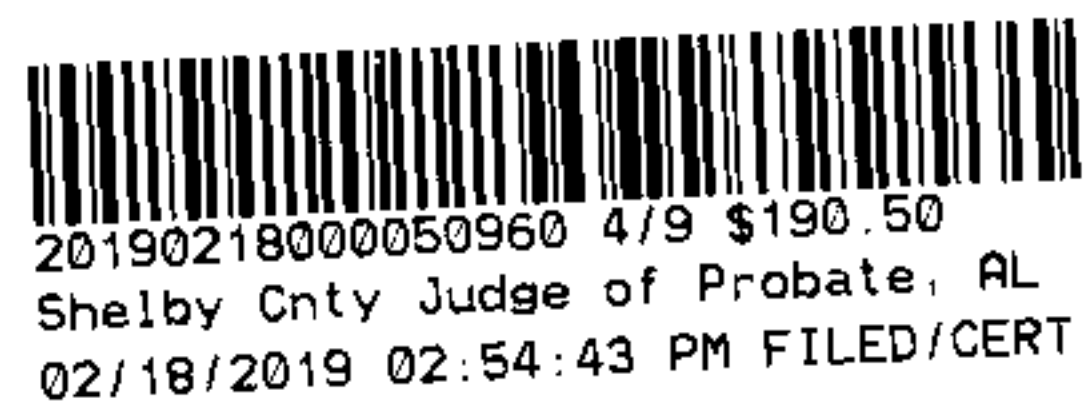


EXHIBIT 'B'

Marshall County, Alabama
2017 September-15 11:53AM
Inst Book Page Pages
3164411 5913 123 1
-----POWER OF ATTORNEY-----
FIRST PAG 3.00 ADDITIONA 6.00
INDEX FEE 1.00 PROBATE 5.00
Total Fees ----- 15.00
Tim Mitchell Judge of Probate

STATE OF ALABAMA

COUNTY OF MARSHALL

**DURABLE POWER OF ATTORNEY AND DESIGNATION OF
GUARDIAN AND CONSERVATOR**

KNOW ALL MEN BY THESE PRESENTS, which are intended to constitute a Durable Power of Attorney, that I, **KEITH CAMERON CONNER**, the undersigned, of Marshall County, Alabama, do hereby make, constitute and appoint my friend and caregiver, **VIRGINIA W. JACKSON**, my true and lawful Attorney in Fact, for me and in my name, place and stead, and on my behalf and for my use and benefit. My said Attorney in Fact, and said alternates, are hereby empowered:

To exercise or perform any act, power, duty, right, or obligation whatsoever that I now have, or may hereafter acquire the legal right, power, or capacity to exercise or perform, in connection with, arising from, or relating to any person, item, transaction, thing, business, property, real or personal, tangible or intangible, or whatsoever;

To request, ask, demand, sue for, recover, collect, receive, hold and possess all such sums of money, debts, dues, commercial papers, checks, drafts, accounts, deposits, legacies, bequests, devises, notes, interests, stock certificates, bonds, dividends, certificates of deposit, annuities, pension and retirement benefits, insurance benefits and proceeds, any and all documents of title, choses in action, personal and real property, tangible and intangible property and property rights, and demands whatsoever, liquidated or unliquidated, as now are, or shall hereafter become owned by me, or due, owing, payable, or belonging to me, or in which I have or may hereafter acquire interest, to have, use, and take all lawful means and equitable and legal remedies, procedures, and writs in my name for the collection and recovery thereof, and to adjust, sell, compromise, and agree for the same, and to make, execute, and deliver for me, on my behalf, and in my name, all endorsements, acquittances, releases, receipts, or other sufficient discharges for the same;

To lease, purchase, exchange, and acquire, and to agree, bargain, and contract for the lease, purchase, exchange and acquisition of, and to accept, take, receive, and possess any real or personal property whatsoever, tangible or intangible, or interest thereon, on such terms and conditions, and under such covenants, as my said Attorney in Fact shall deem proper.

To maintain, repair, improve, manage, insure, rent, lease, sell, convey, subject to liens, mortgages, subject to deeds of trust, and hypothecate, and in any way or manner deal with all or any part of any real or personal property whatsoever, tangible or intangible, or any interest therein, that I now own or may hereafter acquire, for me, in my behalf, and in my name and

**BURKE, BEVOY
& MAZE, P.C.**
ATTORNEYS AT LAW
725 NORTH BRINDLEE
MOUNTAIN PARKWAY
ARAB, ALABAMA
35016


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9.00
1.00
5.00

15.00

under such terms and conditions, and under such covenants, as my said Attorney in Fact shall deem proper;

To conduct, engage in, and transact any and all lawful business of whatever nature or kind or form, on my behalf, and in my name;

To make, receive, sign, endorse, execute, acknowledge, deliver, and possess such applications, contracts, agreements, options, covenants, conveyances, deeds, trust deeds, security agreements, bills of sale, leases, mortgages, assignments, insurance policies, bills of lading, warehouse receipts, documents of title, bills, bonds, debentures, checks, drafts, bills of exchange, letters of credit, notes, stock certificates, proxies, warrants, commercial paper, receipts, withdrawal receipts and deposit instruments relating to accounts or deposits in, or certificates of deposit of, banks, savings and loan associations, credit unions or other financial institutions or associations, proofs of loss, evidences of debts, releases, and satisfactions of mortgages, liens, judgments, security agreements and other debts and obligations and such other instruments in writing of whatever kind and nature as may be necessary or proper in the exercise of the rights and powers herein granted;

To prepare, sign and file joint or separate income tax returns or declaration of estimated tax for any year or years; to prepare, sign and file gift tax returns with respect to gifts made by me for any year or years; to consent to any gift and to utilize any gift splitting provisions or other tax election; and to prepare, sign and file any claims for refund of any tax;

If at any time it shall become necessary or appropriate, my Attorney in fact may have full access to any of my property, financial, insurance, Medicare, medical records or any records maintained by any entity, public or private, concerning me, without regard to any laws, regulations, rules or administrative decisions to the contrary, for any use or purpose, and may talk with, on my behalf, and in my place and stead any provider of medial care or services, and receive any reports, charts, or other written or printed information regarding my health and my health care.

I grant to my said Attorney in Fact, full power and authority to do, take, and perform all and every act and thing whatsoever requisite, proper, or necessary to be done, in the exercise of any of the rights and powers herein granted, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution or revocations, hereby ratifying and confirming all that my said Attorney in Fact, or his substitute, shall lawfully do or cause to be done by virtue of this Power of Attorney and the rights and powers herein granted.

This instrument is to be construed and interpreted as a durable and general power of attorney. The enumeration of specific items, rights, acts, or powers herein is not intended to, nor does it, limit or restrict, and is not to be construed or interpreted as limiting or restricting,

the general powers herein granted to my said Attorney in Fact. The rights, powers and authority of my said Attorney in Fact herein granted shall commence and be in full force and effect upon the execution hereof; the authority conferred herein shall not be affected by disability, incompetency, or incapacity of the said principal, **KEITH CAMERON CONNER** and such rights, powers and authority shall remain in full force and effect thereafter until revocation on written notice from the principal. Any action taken in good faith pursuant to the foregoing authority without actual knowledge of my death shall be binding upon me, my heirs, assigns and personal representatives.

In the event that it shall become necessary that guardianship and/or conservatorship proceedings be instituted against me for any reason, I nominate and appoint my power of attorney, **VIRGINIA W. JACKSON**, to serve as my guardian and/or conservator and I herewith consent to her appointment. It is my wish and desire that my power of attorney, **VIRGINIA W. JACKSON**, be allowed to serve as said guardian and/or conservator without bond.

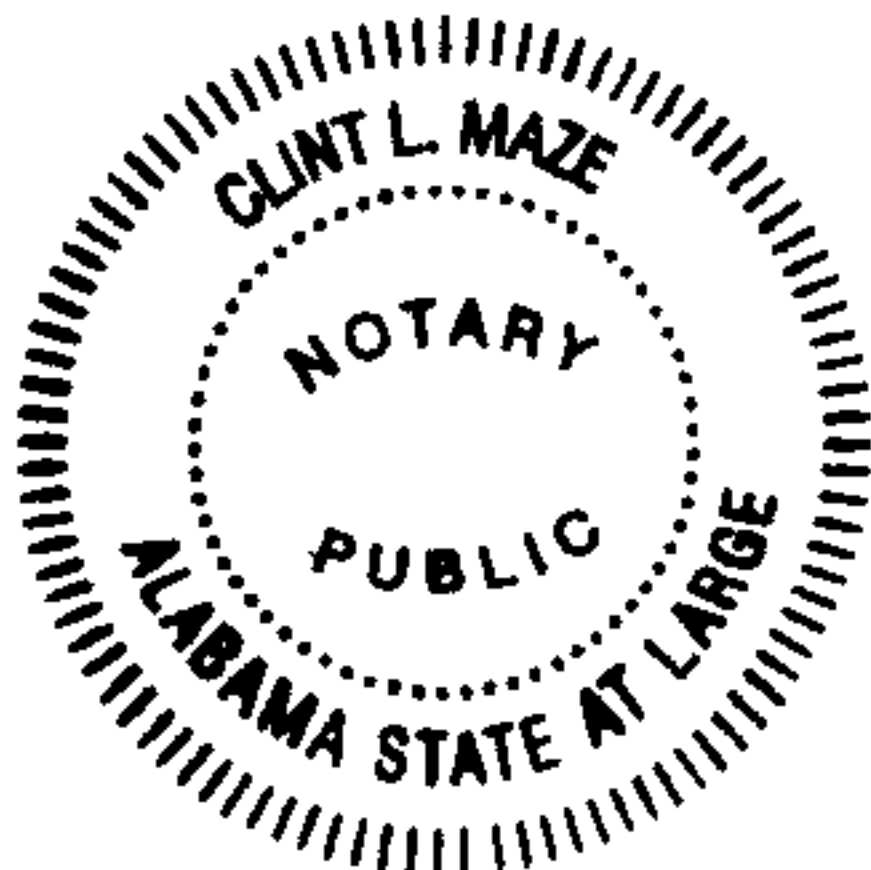
IN WITNESS WHEREOF, I have executed this instrument at Marshall County, Alabama, on this the 3rd day of May, 2010.


KEITH CAMERON CONNER

STATE OF ALABAMA
COUNTY OF MARSHALL

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared **KEITH CAMERON CONNER**, who after being duly sworn, did depose and acknowledge that being informed of the contents of said instrument, did sign the same voluntarily on the day same bears date.

Given under my hand and official seal, this the 3rd day of May, 2010.




 Notary Public
 My Commission Expires: 4-1-2014

ALABAMA

Center for Health Statistics

ALABAMA CERTIFICATE OF DEATH

State
File
Number**101 2017-50262**

1. DECEASED LEGAL NAME Donald Bruce Jackson				2. DATE AND TIME OF DEATH Dec 28, 2017 0900	
3. ALIAS NAME(IF ANY) None Given				4. DATE AND TIME PRONOUNCED DEAD	
5. COUNTY OF DEATH Jefferson		6. CITY, TOWN OR LOCATION OF DEATH AND ZIP CODE Birmingham, 35243		7. PLACE OF DEATH Grandview Medical Center	
8. SEX Male		9. LAST NAME PRIOR TO FIRST MARRIAGE			10. SERVED IN ARMED FORCES Yes
11. AGE 59	UNDER 1 YEAR MONTHS 59	UNDER 1 DAY HRS 59	12. DATE OF BIRTH Jun 6, 1958	13. BIRTHPLACE (State or Foreign Country) Alabama	14. SOCIAL SECURITY NUMBER [REDACTED]
15. MARITAL STATUS Married		16. SURVIVING SPOUSE NAME PRIOR TO FIRST MARRIAGE Virginia Ward			17. RESIDENCE STATE Alabama
18. RESIDENCE COUNTY Shelby		19. CITY, TOWN OR LOCATION AND ZIP CODE Hoover, 35242		20. STREET ADDRESS 5613 Crossings View	
21. INFORMANT NAME, RELATIONSHIP AND ADDRESS Virginia Jackson, Spouse, 5613 Crossings View, Hoover, AL 35242					
22. FATHER/PARENT NAME PRIOR TO FIRST MARRIAGE William Donald Jackson			23. MOTHER/PARENT NAME PRIOR TO FIRST MARRIAGE Lois Horton		
24. DISPOSITION OF BODY Cremation		25. CEMETERY OR CREMATORY Guntersville Memorial Chapel		26. LOCATION Guntersville, Alabama	
27. DATE OF DISPOSITION Dec 31, 2017		28. FUNERAL DIRECTOR Judy R Long		29. LICENSE NUMBER	30. DATE SIGNED Jan 4, 2018
31. FUNERAL HOME NAME AND ADDRESS McCalla Memorial Funeral Home, 4780 Letson Farms Pkwy, McCalla, AL 35111					32. LICENSE NUMBER
33. MEDICAL CERTIFICATION: ☒ CERTIFYING PHYSICIAN ☐ MEDICAL EXAMINER ☐ CORONER					
34. NAME Thomas N Lewis MD				35. LICENSE NUMBER 27816	36. DATE SIGNED Jan 3, 2018
37. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH 3690 Grandview Parkway, Birmingham, Alabama 35243					
38. REGISTRAR Nicole Henderson Rushing					39. DATE FILED Jan 4, 2018

CAUSE OF DEATH

40. PART I. DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH					INTERVAL
UNDERLYING CAUSE	IMMEDIATE CAUSE A. hepatocellular carcinoma				Unknown
	DUE TO (OR AS A CONSEQUENCE OF):				
	B. DUE TO (OR AS A CONSEQUENCE OF):				
	C. DUE TO (OR AS A CONSEQUENCE OF):				
41. PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH					
42. MANNER OF DEATH Natural Causes		43. PREGNANT (IF FEMALE)	44. AUTOPSY No	45. FINDINGS CONSIDERED	46. TOXICOLOGY No
47. FINDINGS CONSIDERED		48. TOBACCO USE CONTRIBUTED TO DEATH No			
49. HOW INJURY OCCURRED					
50. DATE AND TIME OF INJURY		51. INJURY AT WORK		52. IF TRANSPORTATION INJURY, SPECIFY	
53. PLACE OF INJURY		54. LOCATION OF INJURY			

ADPH HS E2/REV 01-16

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2018-125-391-3

January 25, 2018



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Shelby Cnty Judge of Probate, AL
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Nicole Henderson Rushing
Nicole Henderson Rushing
State Registrar of Vital Statistics

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Keith Cameron Connor and Virginia W. Jackson and Trace W. Wilder

Grantee's Name Bruce E. Fulmer

Mailing Address 5613 Crossings View
Birmingham, AL 35242

Mailing Address 4910 Springdale Road
Millbrook, Al 36054

Property Address 3525 Crossings Circle
Birmingham AL 35242

Date of Sale 02/11/19
Total Purchase Price 150,310.00

or
Actual Value

or
Assessor's Market Value

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 _____x_____
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 of 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 2-11-19

Print Garry S. McAnnally

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1