

STATE OF GEORGIA
COUNTY OF MORGAN

When Recorded Return To:
Donald Jones
PO Box 1074
Madison, GA 30650

EXECUTOR'S DEED

THIS INDENTURE, Made this 6th day of December in the year Two Thousand Nineteen between WILLIE BEATRICE JONES, as party of the first part, hereunder called Grantor, and DONALD EUGENE JONES and CYNTHIA MARIE JONES SANDERS as TENANTS IN COMMON, as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantee" to include the singular and the plural and their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: that Grantor (acting under and by virtue of the power and authority contained in said will, the same having been duly probated and recorded in the Court of Probate of Morgan County, Georgia), for and in consideration of the sum of **ten dollars (\$10) Dollars** in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, the following described property:

See attached Exhibit "A" for Legal Description

The Estate of Willie Beatrice Jones was probated in the Morgan County Georgia Probate Court in a case styled In Re: Estate of Willie Beatrice Jones, Estate File Number E19-036, in the Morgan County Georgia Probate Court. A copy of said Letters of Testamentary is attached hereto as Exhibit "B," a copy of the Death Certificate for Willie Beatrice Jones is attached hereto as Exhibit "C," and a copy of the Final Judgment awarding said real property to Willie Beatrice Jones, which is filed in the Probate Court of Shelby County, Alabama, is attached hereto as Exhibit "D." Donald Eugene Jones and Cynthia Marie Jones Sanders acknowledge and agree that this property is the sole property of Donald Eugene Jones and Cynthia Marie Jones as the same is inherited by them from a parent, their mother, Willie Beatrice Jones. Said property is now the sole property of Donald Eugene Jones and Cynthia Marie Jones Sanders by virtue of the mother's Last Will & Testament as referenced herein and by this Deed.

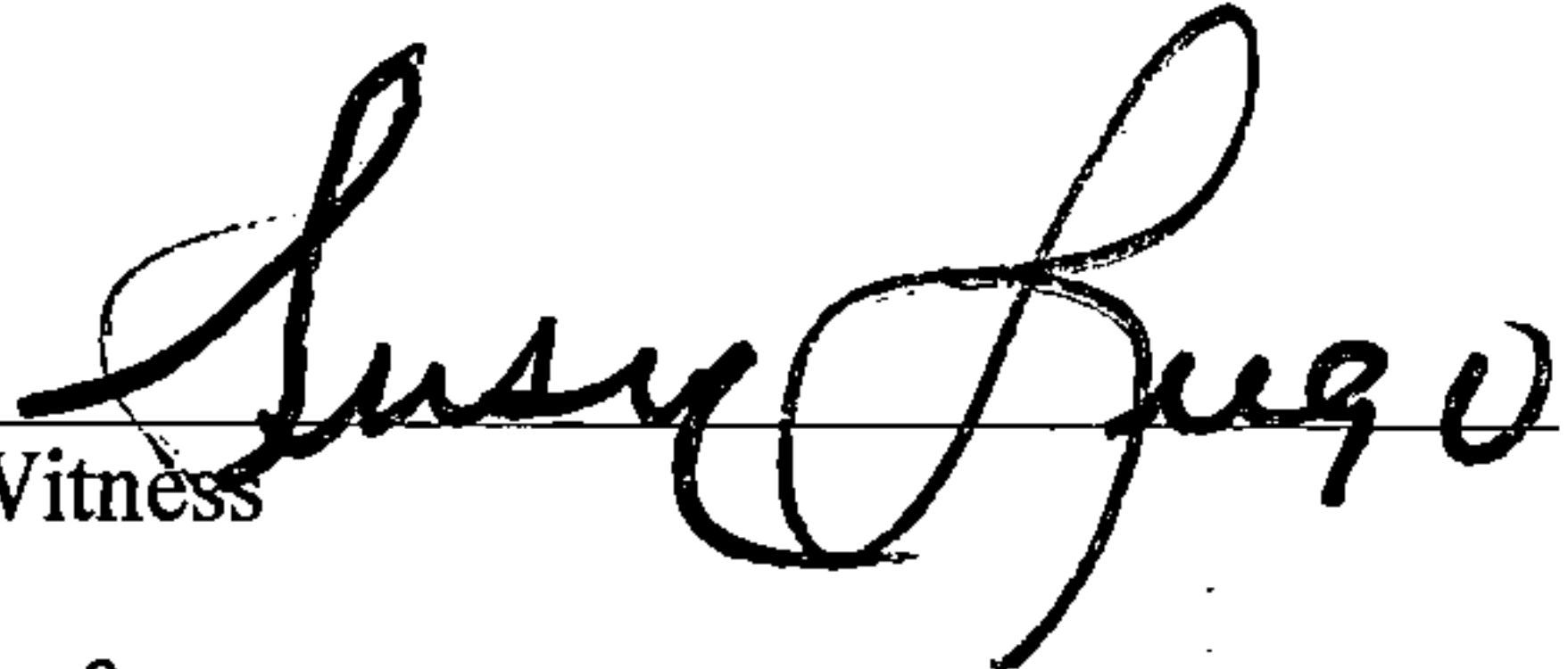
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees forever in FEE SIMPLE: in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.




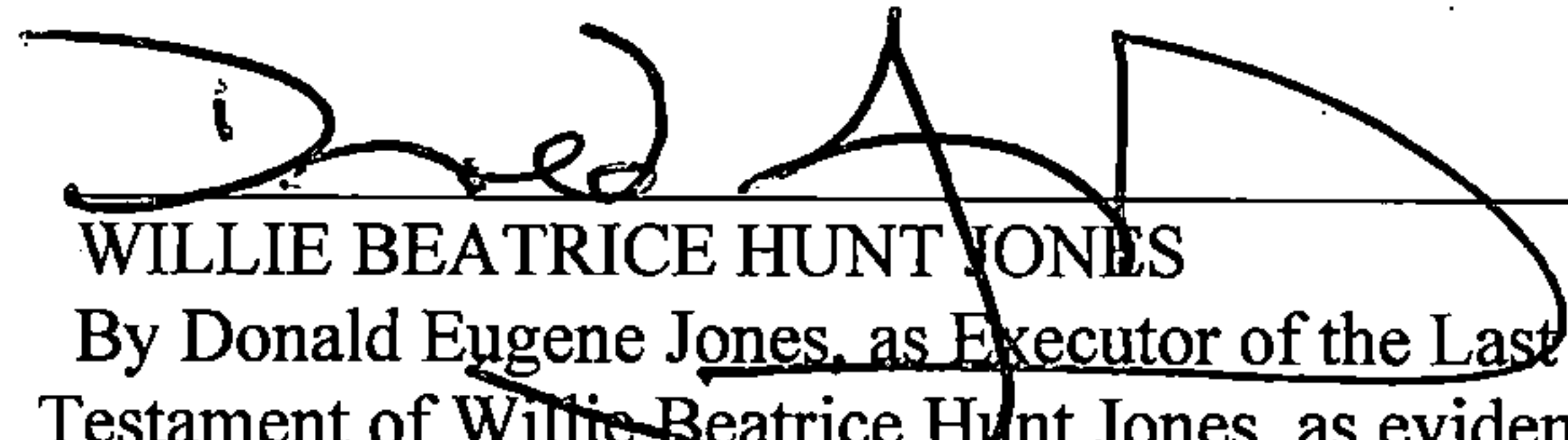
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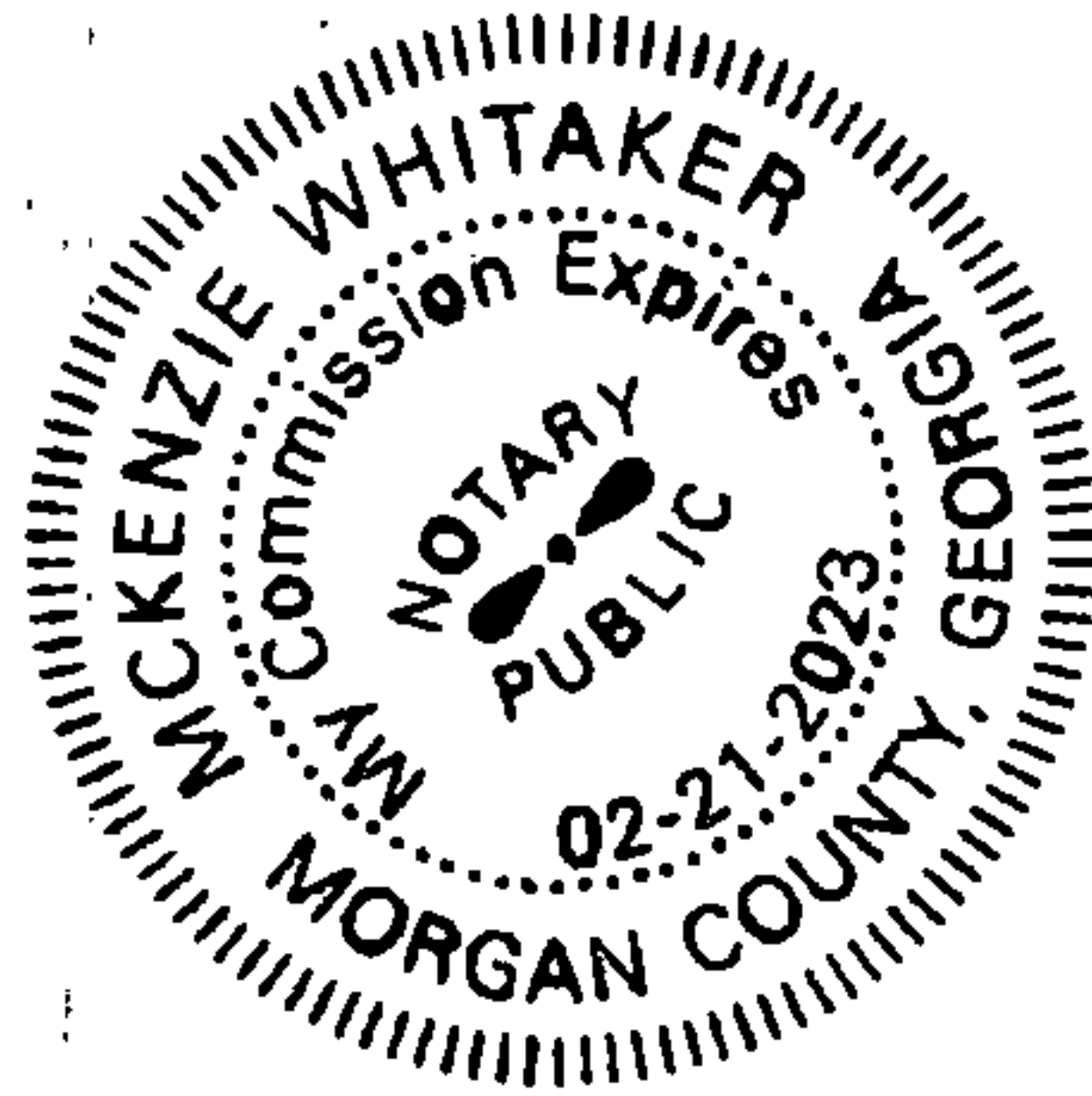
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hands and seal this day and year first above written.

Signed, sealed and delivered in the presence of:


Witness


Notary Public
(Affix notary seal and stamp)

 (Seal)
WILLIE BEATRICE HUNT JONES
By Donald Eugene Jones, as Executor of the Last Will &
Testament of Willie Beatrice Hunt Jones, as evidenced by the
Letters of Testamentary attached hereto as Exhibit "B."



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Shelby Cnty Judge of Probate, AL
12/17/2019 08:51:17 AM FILED/CERT

A part of the East Half of the Northwest Quarter of Section 33, Township 18, Range 2 East, described as beginning at the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section, Township and Range; thence South to the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section, Township and Range; thence East to the corner of the land owned by the T.C.I. and R.R. Company, April 19, 1937; thence Northerly (a little East of North) direction to another corner of the lands owned by T.C.I. and R.R. Company, April 9, 1937; thence East about 33 yards to the corner of lands owned by E.A. Turner, Jr., April 9, 1937; thence North to the right-of-way of the Central of Georgia Railway Company; thence in a Westerly direction along said right-of-way of the North line of said Section 33; thence West along said line to the starting point, containing 34 acres, more or less.

LESS AND EXCEPT the property described in Deed Book 211, Page 674; Deed Book 211, Page 676; Deed Book 245, Page 443; Deed Book 267, Page 802; Deed Book 77, Page 369; and, Deed Book 304, Page 02 (as corrected by the corrective deed at Deed Book 352, Page 351), all recorded in the Probate Office of Shelby County, Alabama.



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A

IN THE PROBATE COURT
COUNTY OF MORGAN
STATE OF GEORGIA

IN RE: ESTATE OF

WILLIE BEATRICE JONES,
DECEASED

ESTATE NO. E19-036

LETTERS TESTAMENTARY
(Relieved of Filing Returns)

At a regular term of Probate Court, the Last Will and Testament, September 23, 2010, of the above named decedent, who was domiciled in this County at the time of her death, was legally proven in Solemn Form to be the Decedent's Will and was admitted to record by order, and it was further ordered that **Donald Eugene Jones**, named Executor in said Will, be allowed to qualify, and that upon so doing, Letters Testamentary be issued to such Executor.

NOW, THEREFORE, the said Executor, having taken the oath of office and complied with all necessary prerequisites of the law, is legally authorized to discharge all the duties and exercise all powers of Executor under the Will of said deceased, according to the Decedent's Will and the law.

Given under my hand and official seal, the 7th day of May, 2019.

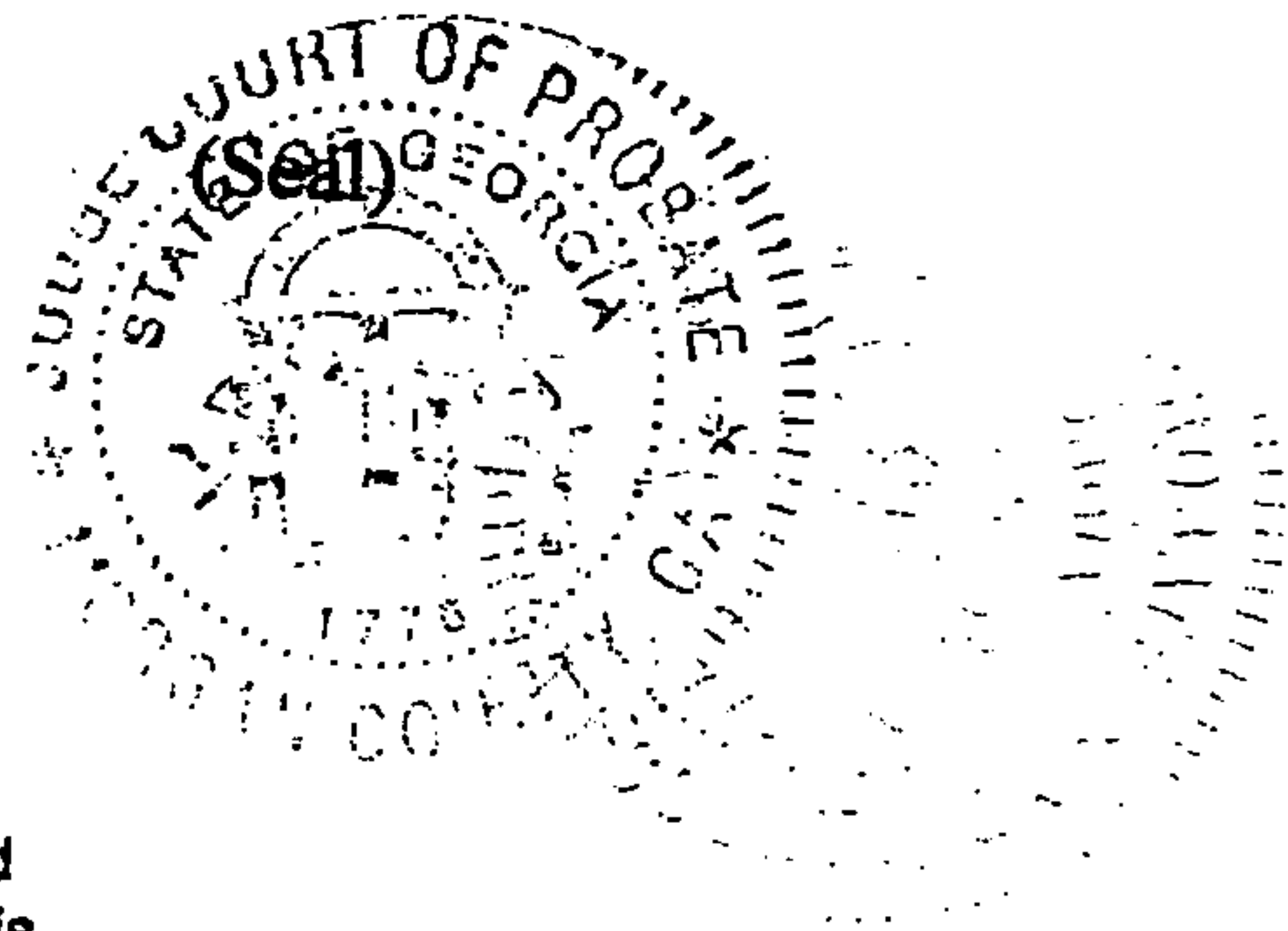
NOTE: The following must be signed if the
Judge does not sign the original of
this document:

Charles W. Merritt, Jr.
Honorable Charles W. Merritt, Jr.
Judge of the Probate Court

Issued by:

Clerk/Deputy Clerk of the Probate Court

GEORGIA, MORGAN COUNTY
I hereby certify that the foregoing is a true, correct and
complete copy as the same on file in the records of this
office.
Given under my hand and seal of said Court, this
7th day of May, 2019
Charles W. Merritt, Jr.
JUDGE, PROBATE COURT



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GEORGIA DEATH CERTIFICATE

State File Number **2019GA000002376**

1. DECEDENT'S LEGAL FULL NAME (First, Middle, Last) WILLIE BEATRICE JONES		1a. IF FEMALE, ENTER LAST NAME AT BIRTH HUNT		2. SEX FEMALE	2a. DATE OF DEATH (Mo., Day, Year) ACTUAL DATE OF DEATH 01/06/2019
3. SOCIAL SECURITY NUMBER [REDACTED]	4a. AGE (Years) 87	4b. UNDER 1 YEAR Mos.	4c. UNDER 1 DAY Days	5. DATE OF BIRTH (Mo., Day, Year) 01/21/1931	
6. BIRTHPLACE ALABAMA	7a. RESIDENCE - STATE GEORGIA	7b. COUNTY MORGAN		7c. CITY, TOWN MADISON	
7d. STREET AND NUMBER 1079 GARNETT STREET		7e. ZIP CODE 30650	7f. INSIDE CITY LIMITS? YES	8. ARMED FORCES? NO	
8a. USUAL OCCUPATION TEACHER		8b. KIND OF INDUSTRY OR BUSINESS EDUCATION			
9. MARITAL STATUS WIDOWED	10. SPOUSE NAME JOHN PAUL JONES			11. FATHER'S FULL NAME (First, Middle, Last) WILLIE HUNT	
12. MOTHER'S MAIDEN NAME (First, Middle, Last) ELLA GOOSBLY	13a. INFORMANT'S NAME (First, Middle, Last) DONALD JONES			13b. RELATIONSHIP TO DECEDENT SON	
13c. MAILING ADDRESS 1170 MARCH STREET MADISON GEORGIA 30650			14. DECEDENT'S EDUCATION MASTER'S DEGREE		
15. ORIGIN OF DECEDENT (Italian, Mex, French, English, etc.) NO, NOT SPANISH/HISPANIC/LATINO			16. DECEDENT'S RACE (White, Black, American Indian, etc.) (Specify) BLACK OR AFRICAN-AMERICAN		
17a. IF DEATH OCCURRED IN HOSPITAL			17b. IF DEATH OCCURRED OTHER THAN HOSPITAL (Specify) DECEDENT'S HOME		
18. HOSPITAL OR OTHER INSTITUTION NAME (If not in either give street and no.) 1079 GARNETT STREET			19. CITY, TOWN or LOCATION OF DEATH MADISON		20. COUNTY OF DEATH MORGAN
21. METHOD OF DISPOSITION (specify) BURIAL		22. PLACE OF DISPOSITION MADISON CEMETERY P.O. BOX 461 MADISON GEORGIA 30650			23. DISPOSITION DATE (Mo., Day, Year) 01/12/2019
24a. EMBALMER'S NAME WILLIAM A. JUSTERS	24b. EMBALMER LICENSE NO. EMB2809	25. FUNERAL HOME NAME JONES AND TURNER FUNERAL HOME			
25a. FUNERAL HOME ADDRESS 484 BURNIEY STREET MADISON GEORGIA 30650					
26a. SIGNATURE OF FUNERAL DIRECTOR WILLIAM A JUSTERS			26b. FUN. DIR. LICENSE NO. 3227	AMENDMENTS	
27. DATE PRONOUNCED DEAD (Mo., Day, Year) 01/06/2019		28. HOUR PRONOUNCED DEAD 06:02 PM			
29a. PRONOUNCER'S NAME ADAM E CARTER			29b. LICENSE NUMBER	29c. DATE SIGNED 01/06/2019	
30. TIME OF DEATH 06:02 PM			31. WAS CASE REFERRED TO MEDICAL EXAMINER? YES		
32. Part I. Enter the chain of events-diseases, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. COMPLICATIONS OF ATRIAL FIBRILLATION					Approximate interval between onset and death UNKNOWN
IMMEDIATE CAUSE (Final disease or condition resulting in death) A. Due to, or as a consequence of					
B. Due to, or as a consequence of					
C. Due to, or as a consequence of					
D. Due to, or as a consequence of					
Part II. Enter significant conditions contributing to death but not related to cause given in Part 1A. If female, indicate if pregnant or birth occurred within 90 days of death. DEMENTIA			33. WAS AUTOPSY PERFORMED? NO	34. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?	
35. TOBACCO USE CONTRIBUTED TO DEATH NO		36. IF FEMALE (range 10-54) PREGNANT NOT APPLICABLE		37. ACCIDENT, SUICIDE, HOMICIDE, UNDETERMINED (Specify) NATURAL	
38. DATE OF INJURY (Mo., Day, Year)	39. TIME OF INJURY	40. PLACE OF INJURY (Home, Farm, Street, Factory, Office, Etc.) (Specify)		41. INJURY AT WORK? (Yes or No)	
42. LOCATION OF INJURY (Street, Apartment Number, City or Town, State, Zip, County)					
43. DESCRIBE HOW INJURY OCCURRED				44. IF TRANSPORTATION INJURY	
45. To the best of my knowledge death occurred at the time, date and place and due to the cause(s) stated. Medical Certifier (Name, Title, License No.) /S/ ADAM E CARTER CORONER			46. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. Medical Examiner/Coroner (Name, Title, License No.)		
45a. DATE SIGNED (Mo., Day, Year)	45b. HOUR OF DEATH	46a. DATE SIGNED (Mo., Day, Year)	46b. HOUR OF DEATH		
		01/18/2019	06:02 PM		
47. NAME, ADDRESS, AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH ADAM E CARTER 1670 ATLANTA HIGHWAY MADISON GEORGIA 30650					
48. REGISTRAR (Signature) /S/ GWENDOLYN DUFFIN			49. DATE FILED - REGISTRAR (Mo., Day, Year) 01/22/2019		

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Shelby Cnty Judge of Probate, AL
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IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

Pinkie Hunt,

Plaintiff

vs.

Willie Beatrice Jones, et al.

Defendants.

Civil Action Number

CV-99-527



FINAL JUDGMENT

The trial of this case was conducted on July 31, 2000 and November 2, 2000. All of the parties appeared either in person or through counsel. After hearing the testimony in the case, and reviewing numerous exhibits offered into evidence by the parties, the Court makes the following findings of fact:

1. The Plaintiff, Pinkie Hunt, filed this action on July 1, 1999 to quiet title to certain real property located in Shelby County, Alabama. The Plaintiff also sought to cancel and set aside a deed recorded on February 20, 1979, in Book 317, Page 901, in the Probate Office of Shelby County, Alabama, claiming that she and her now-deceased husband, J.T. Hunt, did not sign the deed conveying the said property to their son, Larry Hunt. The Plaintiff also sought to set aside a deed in which the Defendants, Larry and Doris Hunt, conveyed the above referenced property to the Defendant, Willie Beatrice Jones. That deed was recorded on January 9, 1995, in Instrument #1995-00697. In addition to claiming that the property should be restored to her, the Plaintiff also requested that the Court award damages against three notaries public, namely Linda Culberson, Norma Shew, and Yvonne Clinkscales.

Inst # 2000-45548

12/29/2000-45548

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SHELBY COUNTY JUDGE OF PROBATE

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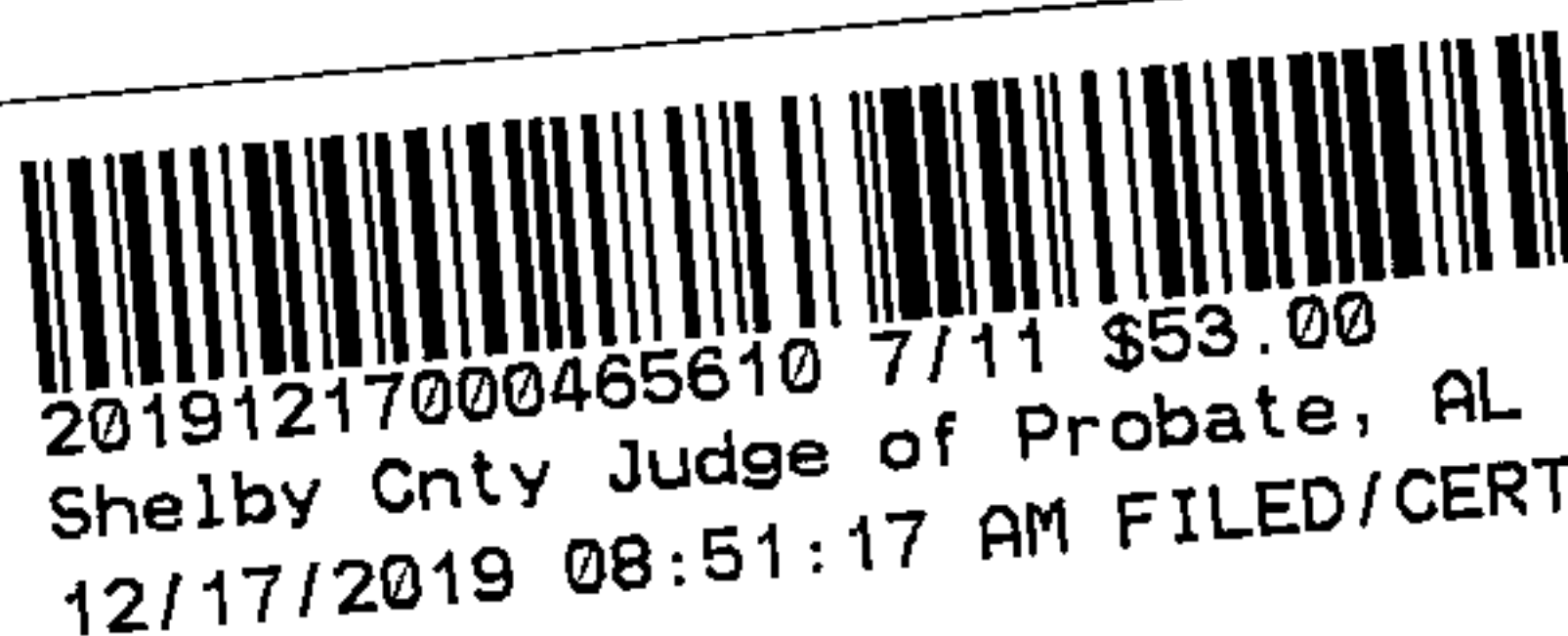
2. All of the Defendants were served with process, filed answers and appeared at trial with their respective counsel. The Defendant, Willie Beatrice Jones, filed her answer and claimed to be the owner of the property claimed by the Plaintiff.

3. Based upon the evidence presented, the Plaintiff, Pinkie Hunt, and her now-deceased husband, J.T. Hunt, conveyed the real property made the basis of this action and located at 46855 Highway 25, Vincent, Alabama 35178 to their son, Larry Hunt, by virtue of the deed recorded on February 20, 1979 in Book 317, Page 901, in the Probate Office of Shelby County, Alabama. The deed was properly executed in accordance with law before the notaries public named in the acknowledgments. Furthermore, the Court finds that, even if the deed had not been executed in accordance with law, the Plaintiff's action was barred by the statute of limitations applicable to this case and raised as affirmative defenses to the Complaint.

4. The Defendants, Larry and Doris Hunt, conveyed the property to the Defendant, Willie Beatrice Jones, by virtue of that certain warranty deed recorded on January 9, 1995, in Instrument #1995-00697 in the Probate Office of Shelby County, Alabama. The deed was properly executed in accordance with law. Furthermore, this deed contained warranties of title, and covenants that the Hunts would warrant and defend the title for the benefit of Ms. Jones against the lawful claims of all persons.

5. As a result of the above conveyances, the Defendant, Willie Beatrice Jones, is the sole owner of the property, and is entitled to possession thereof.

6. The Defendants, Larry and Doris Hunt, are liable to Willie Beatrice Jones under Counts One, Two, and Three of the Cross-claim filed by Ms. Jones against the Hunts.



As a result of the above, it is hereby **ORDERED** as follows:

1. Judgment is hereby entered in favor of the Defendants and against the Plaintiff with respect to the allegations of the Complaint.

2. The Defendant, Willie Beatrice Jones, is hereby declared to be the owner of the property made the basis of this action, and title to the following described property located in Shelby County, Alabama is hereby **VESTED IN** her:

A part of the East Half of the Northwest Quarter of Section 33, Township 18, Range 2 East, described as beginning at the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section, Township and Range; thence South to the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section, Township and Range; thence East to the corner of the land owned by the T.C.I. and R.R. Company, April 19, 1937; thence Northerly (a little East of North) direction to another corner of the lands owned by T.C.I. and R.R. Company, April 9, 1937; thence East about 33 yards to the corner of lands owned by E.A. Turner, Jr., April 9, 1937; thence North to the right-of-way of the Central of Georgia Railway Company; thence in a Westerly direction along said right-of-way of the North line of said Section 33; thence West along said line to the starting point, containing 34 acres, more or less.

LESS AND EXCEPT the property described in Deed Book 211, Page 674; Deed Book 211, Page 676; Deed Book 245, Page 443; Deed Book 267, Page 802; Deed Book 77, Page 369; and, Deed Book 304, Page 02 (as corrected by the corrective deed at Deed Book 352, Page 351), all recorded in the Probate Office of Shelby County, Alabama.

3. The Defendant, Willie Beatrice Jones, is hereby awarded **IMMEDIATE POSSESSION** of the property described in the foregoing paragraph, and shall have all remedies available to her through this Court to regain possession.

4. The Plaintiff, Pinkie Hunt, her now-deceased husband, J.T. Hunt, and the Defendants, Larry and Doris Hunt, are hereby **DIVESTED** of any interest in, and claim and title to the above described property.

5. With respect to Counts One, Two and Three of the Cross-claim, a judgment in the amount of \$6,469.35 is hereby entered in favor of Willie Beatrice Jones and against the Defendants,



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Shelby Cnty Judge of Probate, AL
12/17/2019 08:51:17 AM FILED/CERT


Larry and Doris Hunt, jointly and severally.

6. Any claims not addressed above are hereby **DISMISSED**.

7. A copy of this judgment shall be recorded in the Probate Office of Shelby County, Alabama. The Clerk of the Probate Office is directed to record the judgment in the direct/grantor index under the names of Pinkie Hunt, J.T. Hunt, Larry Hunt, and Doris Hunt; and, in the reverse/grantee index under the name of Willie Beatrice Jones.

8. Costs of this action are hereby taxed against the Plaintiff, Pinkie Hunt, and the Defendants, Larry and Doris Hunt, jointly and severally, for which let execution issue.

Done and Ordered on this the 13th day of November, 2000.



George Daniel Reeves, Circuit Judge

cc: Braxton Wagon, Esquire
Attorney for Willie Beatrice Jones
STRICKLAND, SMITH & WAGNON
4 Office Park Circle
Suite 212
Birmingham, AL 35223

J. Yusuf Hood, Esquire
Attorney for Pinkie Hunt
1600 5th Avenue North
Bessemer, AL 35020

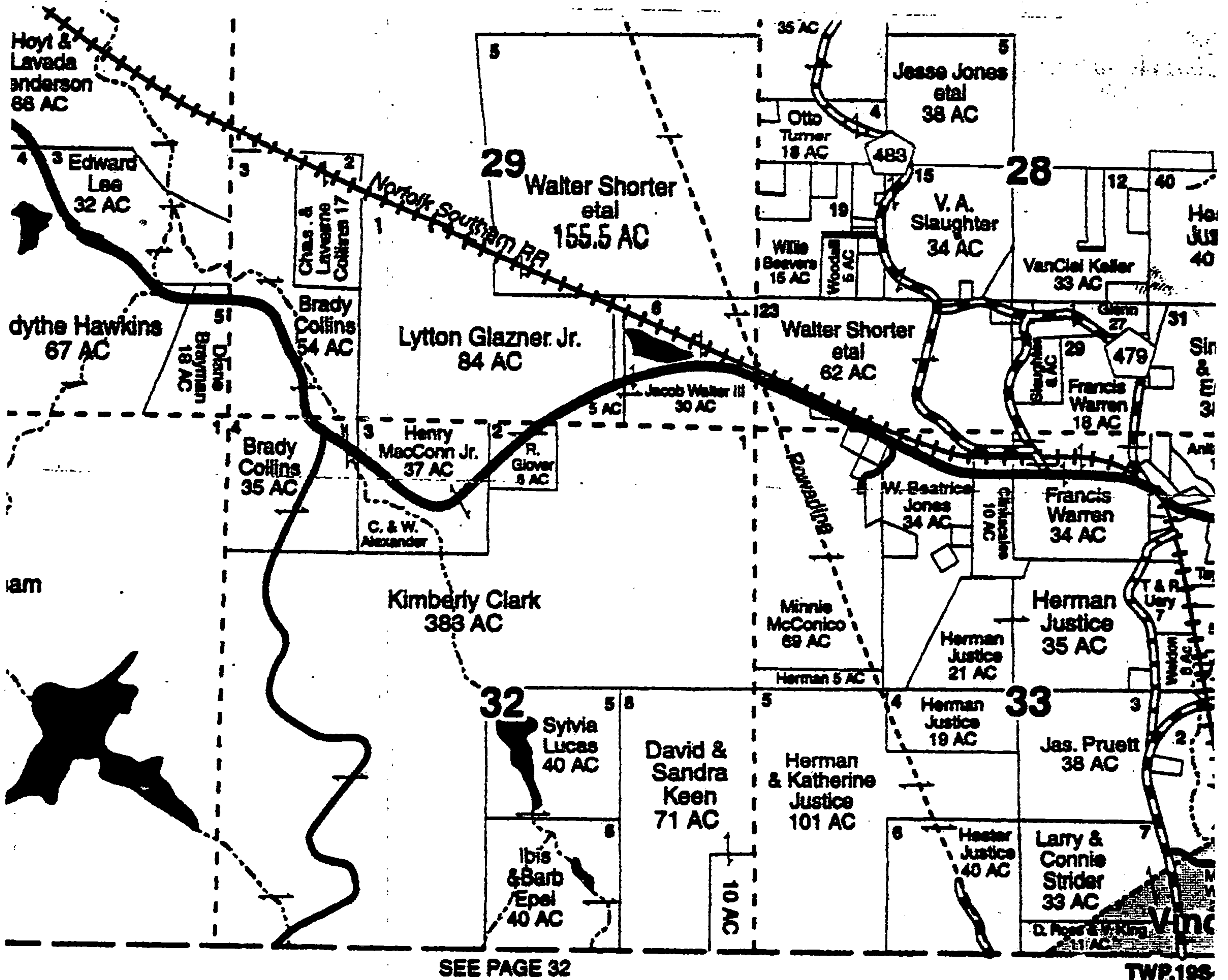
Clint Christopher Thomas, Esquire
Attorney for Larry and Doris Hunt
P.O. Box 1422
Calera, AL 35040

Hewitt L. Conwill, Esquire
Attorney for Linda Culberson, Norma Shew and Yvonne Clinkscales
P.O. Box 557
Columbiana, AL 35051


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Real Estate Sales Validation Form

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

Grantor's Name WILLIE BEATRICE JONES
Mailing Address PO BOX 1074
MADISON, GA 30650

Grantee's Name DONALD EUGENE JONES
Mailing Address PO BOX 1074
MADISON, GA 30650

Property Address 46855 HWY 25
VINCENT, AL 35178

Date of Sale 12/06/2019

Total Purchase Price \$ 0

or

Actual Value

\$

or

Assessor's Market Value \$ 78,200.00

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 LETTERS OF TESTAMENTARY ATTACHED

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 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 12/10/19

Unattested

Print

Sign

TIFFANY JONES ELLENBERG, ATTORNEY AT LAW

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20191217000465610 11/11 \$53.00
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12/17/2019 08:51:17 AM FILED/CERT