

STATE OF ALABAMA
SHELBY COUNTY

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas Sarah B. Jeffcoat deceased, executed a Last Will and Testament which was duly and regularly admitted to probate in the Probate Court of Talladega County, Alabama, by an order of said Court dated June 6, 2022 and,

Whereas, Peggy Ann Martin fka Peggy Ann Knox was named as Personal Representative thereof and Letters Testamentary have been issued to her by order dated June 6, 2022, by said Court, and filed at Case No.: 2022-136 and,

Whereas, the purpose of this deed is to provide the hereinafter named Grantee with additional documentary evidence of said devise and to more particularly described the real property devised.

NOW THEREFORE, in consideration of the premises and in accordance with the distribution of said will and authority granted to the undersigned, Peggy Ann Martin, a married woman and Peggy Ann Martin fka Peggy Ann Knox, as Personal Representative of the Estate of Sarah B. Jeffcoat, deceased, and the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, the undersigned Grantor does hereby grant, bargain, sell and convey unto Sarah Earnest, a widow, the undersigned Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A'- LEGAL DESCRIPTION

This conveyance is prepared without the benefit of title exam on the part of the preparer.

Grantee constitutes all the heirs or devisees of the Estate of Sarah B. Jeffcoat.

TO HAVE AND TO HOLD, the said premises, as above described, unto the said Grantee together with all and singular the tenements, hereditaments, improvements and appurtenances hereunto belonging or in anywise appertaining thereto unto the Grantee forever.



20230317000073550 2/3 \$30.00
Shelby Cnty Judge of Probate, AL
03/17/2023 09:23:22 AM FILED/CERT

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on
this the 13th day of March, 2023.

Peggy Ann Martin
Peggy Ann Martin

Peggy Ann Martin
Peggy Ann Martin
fka Peggy Ann Knox
as Personal Representative
of the Estate of Sarah B. Jeffcoat

STATE OF ALABAMA
TALLADEGA COUNTY

I, the undersigned authority, a Notary Public in and for said county in said State,
hereby certify that Peggy Ann Martin fka Peggy Ann Knox as Personal Representative of the
Estate of Sarah Jeffcoat, whose name, 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
said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 13th day of March, 2023.

Jackie McSilberry
NOTARY PUBLIC
My Commission Expires: 9/10/2023

Prepared by:
Gregory S. Graham, P.C.
P.O. Drawer 307.
Childersburg, Alabama 35044

Grantor's Address:
1672 Fulton Gap Rd
Sylacauga, AL 35150

Grantee's Address
P.O. Box 128
Harpersville, AL 35078

Property Address:
N/A

Value \$19,860 ⁰⁰



20230317000073550 3/3 \$30.00
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03/17/2023 09:23:22 AM FILED/CERT

EXHIBIT 'A LEGAL DESCRIPTION

Commence at the Southeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South 87 deg. 30 min. West along the South boundary of said quarter-quarter section for a distance of 229.83 feet to its point of intersection with the Northeast right of way line of U. S. 280 Highway; thence proceed North 56 deg. 20 min. West along the said North East right of way line for a distance of 703.99 feet; thence turn an angle of 90 deg. to the right and proceed North 33 deg. 40 min. East for a distance of 220.0 feet to the point of beginning. From this beginning point continue North 33 deg. 40 min. East for a distance of 200.0 feet; thence proceed North 56 deg. 20 min. West for a distance of 326.7 feet; thence turn an angle of 90 deg. to the left and proceed South 33 deg. 40 min. West for a distance of 200.0 feet; thence proceed South 56 deg. 20 min. East for a distance of 326.7 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Northwest one-fourth of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama and contains 1.50 acres.