



20230421000115160 1/4 \$33.00
Shelby Cnty Judge of Probate, AL
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This document prepared by:

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**THIS INSTRUMENT IS BEING EXECUTED IN CONNECTION WITH THE
ADMINISTRATION OF THE INTESTATE ESTATE OF JIMMY HOYT
WILLIAMSON, DECEASED, IN THE PROBATE COURT OF SHELBY COUNTY,
ALABAMA, IN CASE NUMBER PR-2022-000869.**

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR
SURVEY AND WITH THE LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE
LEGAL DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

Source of Title:

Instrument #20150529000177260

Send Tax Notice to:

Joshua Stephen Williamson, et al.
130 Chesser Loop Road
Chelsea, Alabama 35043

ADMINISTRATOR'S DEED OF DISTRIBUTION

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned,

**JOSHUA STEPHEN WILLIAMSON, AS PERSONAL REPRESENTATIVE OF THE
ESTATE OF JIMMY HOYT WILLIAMSON, DECEASED, IN THE PROBATE COURT
OF SHELBY COUNTY, ALABAMA, CASE NO. PR-2022-000869,
whose mailing address is 130 Chesser Loop Road, Chelsea, Alabama 35043,**

(hereinafter referred to as "Grantor"), in hand paid by

**JOSHUA STEPHEN WILLIAMSON, individually, an unmarried man;
whose mailing address is 130 Chesser Loop Road, Chelsea, Alabama 35043;
(a one-third interest);**

AMY MARIE JORDAN, a married woman;
whose mailing address is **2268 Riverwood Drive, Auburn, Alabama 36830**
(a one-third interest); and

JEREMY ROBERT WILLIAMSON, a married man,
whose mailing address is **5407 26th Avenue SW, Seattle, Washington 98106**,
(a one-third interest);

(hereinafter collectively referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantees, in the above-specified respective undivided interests, as tenants in common, the following described real property situated in Shelby County, Alabama (the "Property"; the Property having a **property address of 130 Chesser Loop Road, Chelsea, Alabama 35043**, and an **Assessor's Market Value of \$226,400**, as can be verified by the records of the Shelby County, Alabama Tax Assessor, the Property being identified as **Parcel No. 09 8 27 0 006 051.000**), to-wit:

Lot 145, according to the Amended Map of Cottages at Chesser, Phase II, as recorded in Map Book 38, Page 49, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Cottages at Chesser Declaration of Covenants, Conditions and Restrictions recorded in Instrument #20040511000248910, in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes and assessments for the current and subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, or any part thereof, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by Grantor); all recorded mortgages, if any, all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities, flood easements, flood zones, and all other matters of record

in the Probate Office of Shelby County, Alabama, and all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; all recorded or unrecorded leases, if any, affecting any of the Property; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property, or any part thereof.

TO HAVE AND TO HOLD to the said Grantees, in equal undivided interests, as tenants in common, and to their respective heirs, successors and assigns of the Grantees, in fee simple forever.

NOTES:

1. Jimmy Hoyt Williamson (the "Decedent") died, an unmarried man, on or about June 15, 2022, and his intestate estate was administered in the Probate Court of Shelby County, Alabama, under Case No. PR-2022-000869. Pursuant to Letters of Administration issued in said case on September 15, 2022, Joshua Stephen Williamson was appointed as Personal Representative of the Decedent's estate and continues to serve as such Personal Representative at the time of the execution of this Deed.

2. At the time of the Decedent's death, the Decedent was the sole owner of the Property being conveyed hereby.

3. At the time of the Decedent's death, the Property described above known as 130 Chesser Loop Road, Chelsea, Alabama 35043, was the homestead of the Decedent.

4. Pursuant to the *Alabama Probate Code*, the Decedent's only heirs-at-law and next-of-kin were his three (3) children, Joshua Stephen Williamson, Amy Marie Jordan, and Jeremy Robert Williamson, the Grantees herein. This Deed is being executed to evidence and complete the devolution and/or distribution of the Property to and perfect record title in the said Grantees pursuant to the Alabama laws of intestate succession.

5. This instrument is being executed by the undersigned solely in his fiduciary capacity as set forth herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in his individual capacity, and the undersigned expressly limits his liability hereunder solely to the property now or hereafter held by him as Personal Representative of the Decedent's Estate.

6. **REAL ESTATE SALES VALIDATION INFORMATION:** In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the Grantor hereby attests that, to the best of the Grantor's knowledge, this conveyance document contains all of the information that would otherwise be included on such Validation Form and that such information so contained in this document is true and accurate. The Grantor further understands that any false statement claimed may result in the imposition of the penalty indicated in Code of Alabama § 40-22-1-(h) (1975), as amended.

IN WITNESS WHEREOF, the Grantor has hereto set his hand and seal on this 10
day of April, 2023.

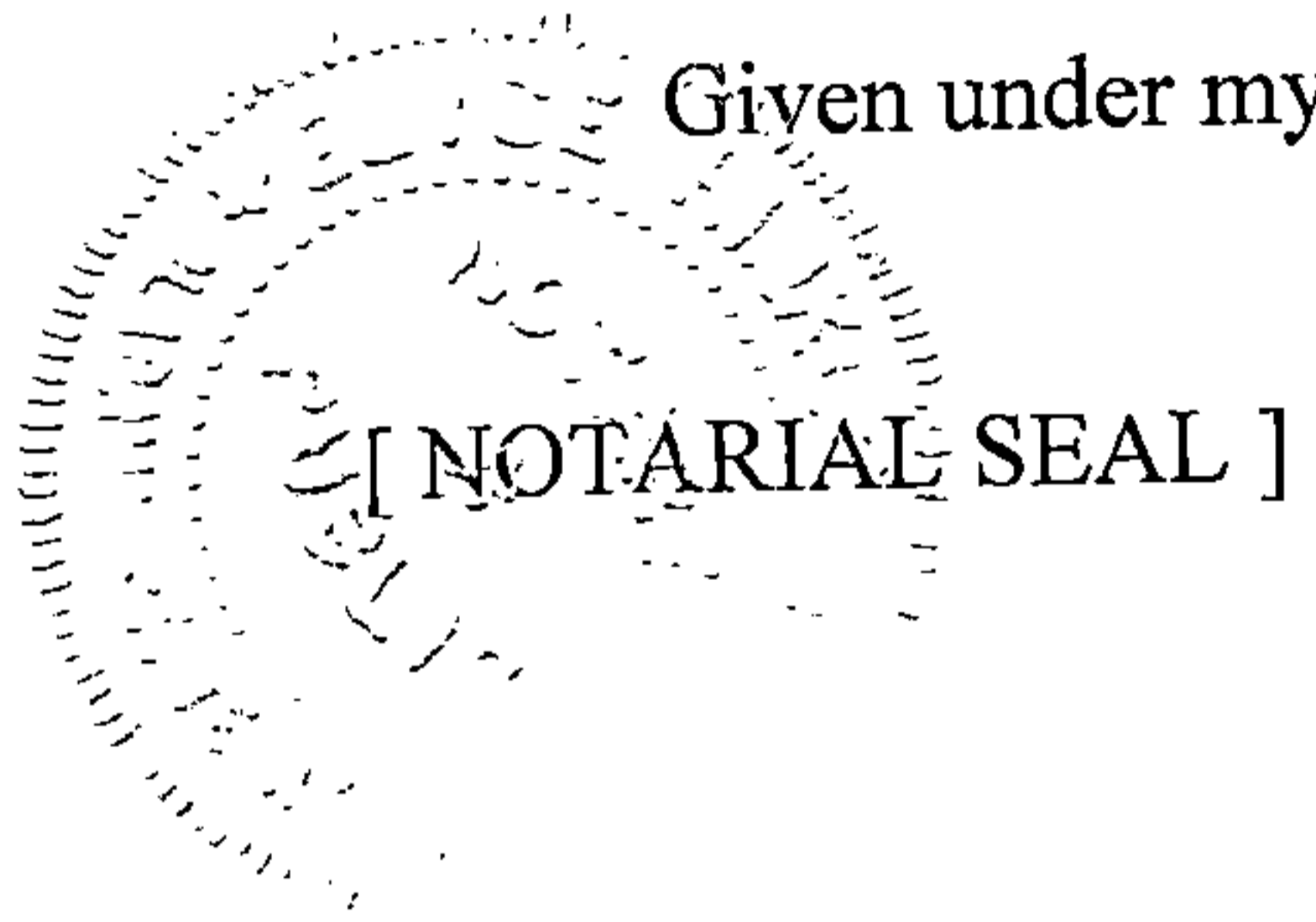
GRANTOR:

Joshua Stephen Williamson
JOSHUA STEPHEN WILLIAMSON, as Personal
Representative of the Estate of Jimmy Hoyt
Williamson, Deceased

STATE OF ALABAMA)
:)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JOSHUA STEPHEN WILLIAMSON, as Personal Representative of the Estate of Jimmy Hoyt Williamson, Deceased, who 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, he, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

Given under my hand and official seal this 10TH day of APRIL, 2023.



Elspeth K. Alger
Notary Public
My Commission Expires MY COMMISSION EXPIRES JUNE 23, 2024