

Send Tax Notice to:

566 Highway 107
Montevallo, AL 35115

Purchase price or claimed value validated by:

Purchase Agreement

Grantor's Address:

2100 Club Drive, Suite 150
Gadsden, AL 35901

Grantees' Address:

566 Highway 107
Montevallo, AL 35115

STATE OF ALABAMA

COUNTY OF ETOWAH

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**PERSONAL REPRESENTATIVE'S
DEED**

KNOW ALL MEN BY THESE PRESENTS, that the following described real property was vested in the following individuals who did pass from this life with said real property thereafter being devised by administration of the various estates:

- Thomas Ellsworth Jackson and Rebecca Ann Jackson
 - o Thomas Ellsworth Jackson did pass from this life on March 12th, 2018. His estate was found to be testate with a Last Will & Testament that was self-proving and which devised said real property next to Rebecca Ann Jackson. (see PR-22-000843 in the Probate Court of Shelby County, Alabama)
 - o Rebecca Ann Jackson did pass from this life on June 6th, 2018. Her estate was found to be testate with a Last Will & Testament that was self-proving and which devised said real property next to Thomas Ellsworth Jackson Jr. and Deborah Sue Cartwright and next to their heirs and assigns. (see PR-22-000844 in the Probate Court of Shelby County, Alabama)
 - o Deborah Sue Cartwright did predecease Rebecca Ann Jackson on March 23rd, 2013 leaving behind no heirs or assigns.
 - o Thomas Ellsworth Jackson Jr. did pass from this life on October 7th, 2021. His estate was found to be intestate with NO Last Will & Testament that was self-proving. He left behind a wife, Shelley Ann Merkel Jackson to whom he was married on March 14th, 2003 and with whom he shared actual possession of the real property at the time of his death. He also left behind a biological son, Max Sebastien Von Briel, who waived notice of presentment and pledge of no-contest as to the estate of Thomas Ellsworth Jackson Jr. (see PR-22-000845 in the Probate Court of Shelby County, Alabama)
 - o The undersigned was issued Letters to administer each of the three aforementioned estates. No liens or claims were made against the various estates, all notices were given, and the only asset to each of the estates was the real property described herein. It was therefore determined, by the powers vested in the undersigned as Administrator of the various estates that **vesting title shall pass from Thomas Ellsworth Jackson, next to Rebecca Ann Jackson, next to Thomas Ellsworth Jackson Jr, and thence to Shelley Ann Merkel Jackson.**

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THE FOREGOING PREMISES CONSIDERED, KNOW ALL MEN BY THESE PRESENTS, that whereas Thomas Ellsworth Jackson, "Deceased", was the owner of the hereinafter described property, at the time of his/her death; and that next Rebecca Ann Jackson, "Deceased", was the owner of the hereinafter described property at the time of her death; and that Thomas Ellsworth Jackson Jr. was the rightful heir thereafter to the property hereinafter described at the time of his death;

WHEREAS, Phillip W. Williams Jr. was duly and legally appointed and is serving as the Personal Representative of the Estate of each of the Deceased as noted by the Letters Testamentary and Letters of Administration granted by the Probate Court of Shelby County, Alabama with requisite authority to act in regards to the sale and transfer of that certain real property described herein.

NOW THEREFORE, in consideration of the foregoing and the sum of TEN AND NO/100'S DOLLARS (\$10.00) in hand paid to **THE ESTATE OF THOMAS ELLSWORTH JACKSON JR., DECEASED** (hereinafter "Grantor"), and in conformity with and pursuant to the authority of said Letters Testamentary, the Personal Representative of the Estate of The Deceased, does hereby GRANT, BARGAIN, SELL AND CONVEY unto **SHELLEY ANN MERKEL JACKSON**, (hereinafter "Grantee"), in fee simple, together with every contingent remainder and right of reversion, all of the right, title, interest and estate of The Deceased, in and to the following described real estate situated in SHELBY County, Alabama, to-wit:

A parcel of land situated in the Southeast quarter of the Southeast quarter of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest corner of the Southeast quarter of the Southeast quarter of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama; thence South 85 degrees 37 minutes 53 seconds East for a distance of 40.11 feet to the East right-of-way of Shelby County Highway 107 and the point of beginning; thence along said right-of-way North 00 degrees 08 minutes 53 seconds East for a distance of 190.37 feet; thence South 87 degrees 01 minutes 48 seconds east for a distance of 385.28 feet; thence South 00 degrees 06 minutes 52 seconds East for a distance of 199.87 feet; thence North 85 degrees 37 minutes 53 seconds West for a distance of 386.78 feet to the point of beginning.

Property also known as: 566 Highway 107, Montevallo, AL 35115

Tax Assessor's Appraised Value: \$150,000.00

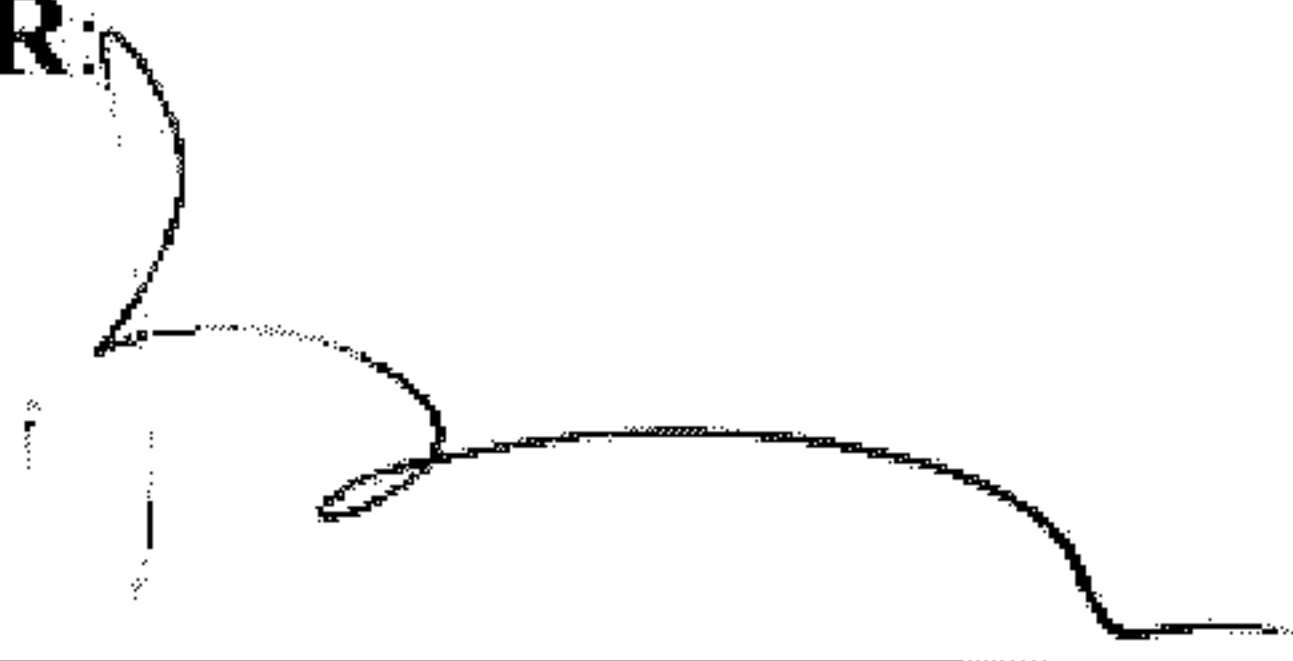
Source of title: Instrument 20130323000100600, Probate Office of Shelby County, Alabama.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of SHELBY County, Alabama.

TO HAVE AND HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set their hand and seal on this the date of witness.

GRANTOR:



ESTATE OF THOMAS ELLSWORTH JACKSON SR., ESTATE OF REBECCA ANN JACKSON,
ESTATE OF THOMAS ELLSWORTH JACKSON JR,
By: PHILLIP W. WILLIAMS JR., Personal Representative

**STATE OF ALABAMA
COUNTY OF ETOWAH**

I, Melissa Cook, a Notary Public in and for said County in said State, hereby certify that **PHILLIP W. WILLIAMS JR, whose name is signed to the foregoing deed as Personal Representative of the Estate of THOMAS ELLSWORTH JACKSON JR, Deceased**, and who is known to me, acknowledged before me on this day, that being informed of the contents of the deed, that she in her capacity as such Personal Representative, executed the same voluntarily, pursuant to the authority and direction of the Probate Court of SHELBY County, Alabama, on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 13th day of October 2023.

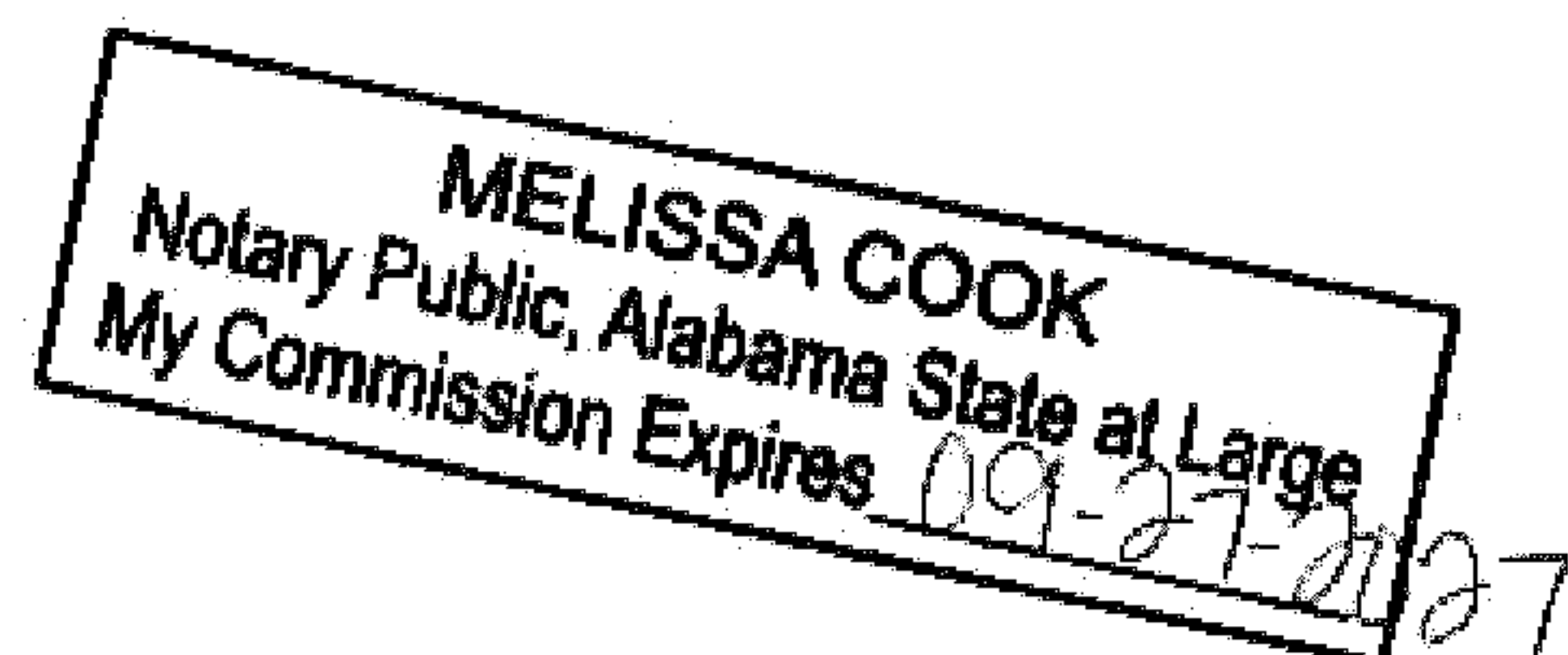
Melissa Cook

Notary Public

My Commission Expires: 09-27-2027

Instrument provides the required information as stated by Alabama Code § 40-22-1 (2014) in lieu of the completion of the Alabama Real Estate Sales Validation Form.

This instrument was prepared by:
WILLIAMS, DRISKILL, HUFFSTUTLER & KING
2100 Club Drive, Suite 150
Gadsden, AL 35901



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name The Estate of Thomas EllsworthMailing Address Jackson Jr., Deceased2100 Club Drive, Suite 150
Gadsden, AL 35901

Property Address

566 Highway 107
Montevallo, AL 35115Grantee's Name Shelley Ann Merkel JacksonMailing Address 566 Highway 107
Montevallo, AL 35115

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 150,000.00

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

10/13/2023 01:14:49 PM

\$183.00 JOANN

20231013000303890

Purchase price or actual value claim evidence: (check one) (Recordation Actual Value s form can be verified in the following documentary evidence is not required)☐ Bill of Sale☐ Sales Contract☐ Closing Statement☒ Appraisal
☒ Other tax assessor

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 10/13/2023

Print

Sign

☒ UnattestedMegina Cook

(verified by)

Phyllis A. W. Jones Jr.

(Grantor/Grantee/Owner/Agent) circle one