

20240227000050820
02/27/2024 11:45:39 AM
DEEDS 1/15

Send Tax Notice to:
Andrea Mashburn
437 Crooked Creek Road
Eatonton, GA 31024

STATE OF ALABAMA
SHELBY COUNTY

That in consideration of **THREE HUNDRED FIFTY FIVE THOUSAND AND FIVE HUNDRED DOLLARS (\$355,500.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Paula Sue Ellison, as Personal Representative of the Estate of Wayne Melvin Ellison, deceased, Probate Case No: PR-2020-000402, Paula Sue Ellison, as Personal Representative of the Estate of Edna L. Ellison, deceased, Probate Case No: 2020-000403, Andrea Mashburn, as Personal Representative of the Estate of Beverly Ann Swanger, deceased, Probate Case No: PR2022-000762, Paula Sue Ellison, Individually, a/an unmarried woman, Jacob Martin Ellison, a/an unmarried man, Matthew Wayne Ellison, a/an married man, Kara Nicole Marchman, a/an married woman, and Andrea Mashburn, Individually, a/an married woman, being the sole heirs and next-of-kin of Wayne Melvin Ellison, deceased, and Edna L. Ellison, deceased,** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Andrea Mashburn,** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commencing and Beginning at a 3/8" Open End Pipe Found locally accepted as being the Southwest Corner of the SW¼ of the NE¼ of Section 19, T-20-S, R-2-W, Shelby County, Alabama; thence N00°20'59"W, 1328.43 feet to an Iron Rod Found(NoCap); thence N89°48'19"E, 203.36 feet to a Crimped Iron Pipe Found; thence N89°29'48"E, 136.54 feet to an Iron Rod Found(CapIllegible); thence S89°48'55"E, 181.75 feet to a Crimped Iron Pipe Found; thence S86°31'32"E, 139.49 feet to an Iron Rod Found(CapIllegible); thence N83°59'00"E, 86.67 feet to a Crimped Iron Pipe Found; thence N89°49'43"E, 370.35 feet to a Crimped Iron Pipe Found; thence N89°46'18"E, 232.00 feet to a Crimped Iron Pipe Found; thence S01°44'56"E, 100.00 feet to an Etching in Rock; thence S01°44'56"E, 1149.64 feet to an Axle Found; thence S07° 42'31"W, 73.88 feet along an existing fence to a point; thence S89°34'38"W, 590.41 feet to a Crimped Iron Pipe Found; thence S89° 45'04"W, 112.49 feet to a Crimped Iron Pipe Found; thence S89°25'27"W, 69.65 feet to a Crimped Iron Pipe Found; thence N89°52'42"W, 62.12 feet to a Crimped Iron Pipe Found; thence S89°26'23"W, 65.90 feet to an Iron Rod Set(CA1066LS); thence N00°33'37"W, 160.00 feet to an Iron Rod Set(CA1066LS); thence S89°26'23"W, 180.00 feet to an Iron Rod Set(CA1066LS); thence S00°33'37"E, 160.00 feet to an Iron Rod Set(CA1066LS); thence S89°26'23"W, 46.23 feet to a Crimped Iron Pipe Found; thence S89°34'00"W, 242.77 feet to the point of beginning.

Said parcel land lying in the SW¼ of the NE¼ of Section 19, T-20-S, R-2-W, Shelby County, Alabama being less and except a [2.842] acre parcel and containing [38.009] acres more less.

AND

Commencing and Beginning at the Southwest Corner of the NE¼ of the NE¼ of Section 19, T-20-S, R-2-W, Shelby County, Alabama; thence N00°30'29"W, 333.57 feet to a Crimped Iron Pipe Found; thence N00°30'04"W, 268.08 feet to a Crimped Iron Pipe Found; thence N00°13'43"E, 720.41 feet to a 1"x1" Square Bar Found; thence S87°02'51"E, 42.86 feet to an Iron Rod Found(CapIllegible); thence N89°17'09"E, 302.84 feet to an Iron Rod Found(CapIllegible); thence N89°47'04"E, 701.34 feet to a Crimped Iron Pipe Found; thence N89°36'19"E, 289.42 feet to a 1"x1" Square Bar Found; thence S00°57'21"E, 1312.29 feet to a 1/2" Open End Pipe Found; thence S89° 19'07"W, 1255.94 feet to an Etching in Rock; thence S43°47'05"W, 140.10 feet to an Etching in Rock; thence N01°44'56"W, 100.00 feet to the point of beginning.

Said parcel of land lying in the E½ of the NE¼ of Section 19, T-20-S, R-2-W, Shelby County, Alabama and containing [40.865] acres more or less.

REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT “A”, SAME OF WHICH IS FULLY INCORPORATED HEREWITH.

REFERENCE IS HEREBY MADE TO THE DISINTERESTED PARTY AFFIDAVITS HERETO ATTACHED AS EXHIBIT B, SAME OF WHICH IS FULLY INCORPORATED HEREWITH.

The above-described property does not constitute the homestead of any grantor, nor that of any respective spouse, neither is it contiguous thereto.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 9th day of February, 2024.

Seller Address: 101 Parkview Drive, Pelham, AL 35124

Buyer Address: 437 Crooked Creek Road, Eatonton, GA 31024

Property Address: 79 +/- acres, Pelham, AL 35124

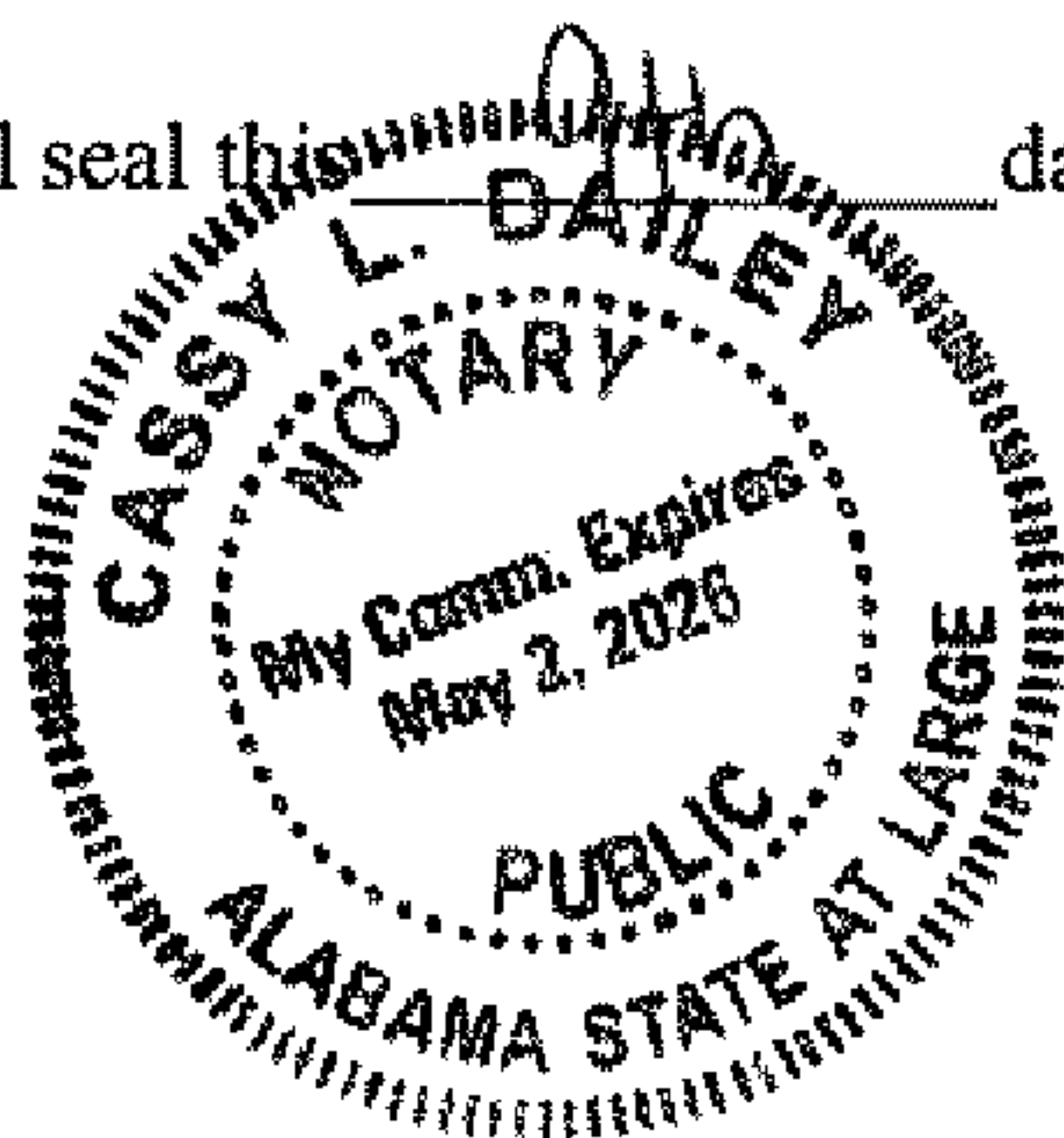
The Estate of Wayne Melvin Ellison, deceased,
Probate Case No: PR-2020-000402

Paula Sue Ellison
By: Paula Sue Ellison, Personal Representative

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Paula Sue Ellison, Personal Representative of the Estate of Wayne Melvin Ellison, deceased, Probate Case No: PR-2020-000402**, 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 the conveyance, she executed the same voluntarily with full authority on the day the same bears date for said Estate.

Given under my hand and official seal this 27th day of February, 2024.



Cassy L. Bailey
Notary Public
My commission expires: 5-2-26

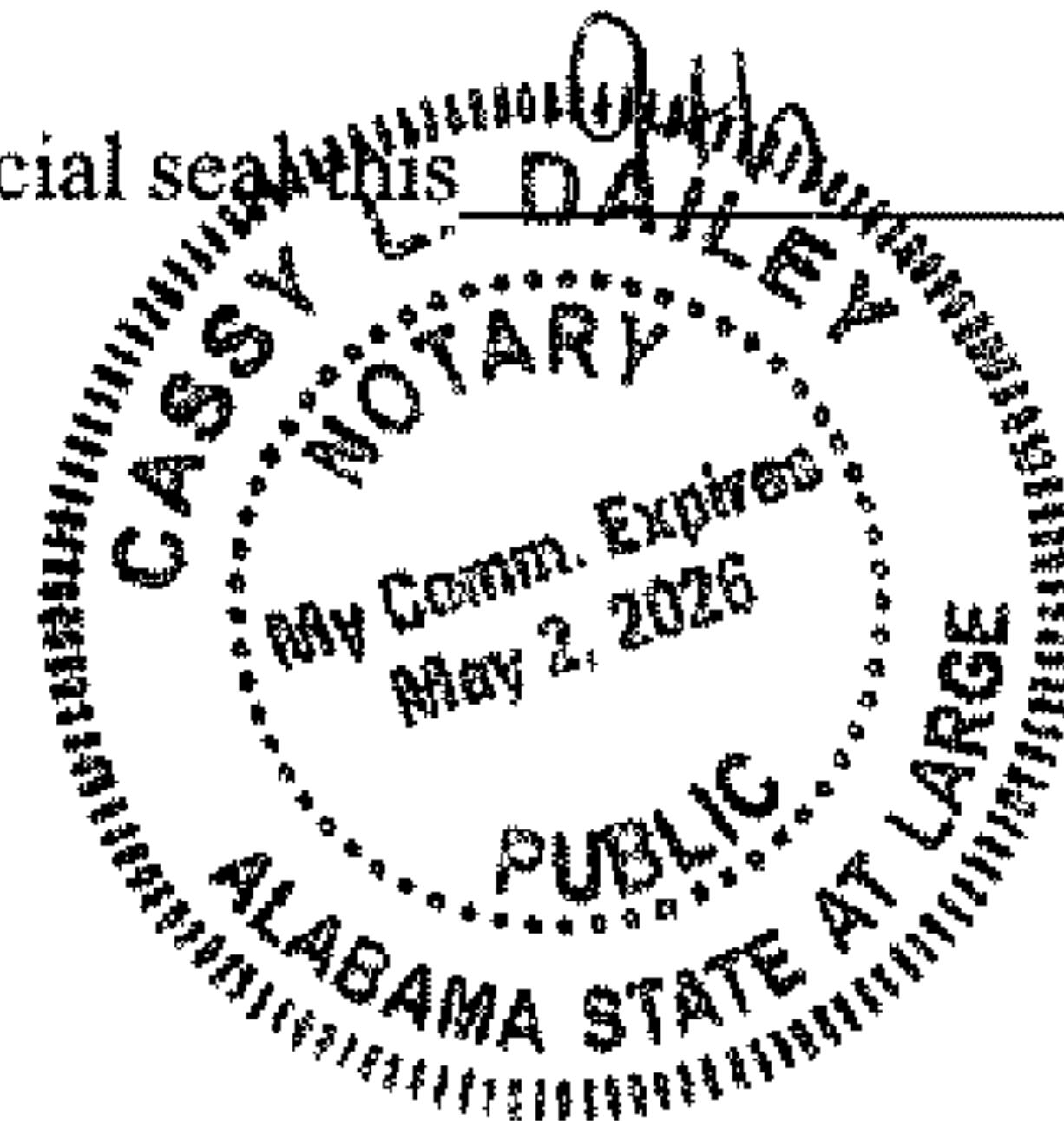
The Estate of Edna L. Ellison, deceased,
Probate Case No: PR-2020-000403

Paula Sue Ellison
By: Paula Sue Ellison, Personal Representative

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Paula Sue Ellison, Personal Representative of the Estate of Edna L. Ellison, deceased, Probate Case No: PR-2020-000403**, 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 the conveyance, she executed the same voluntarily with full authority on the day the same bears date for said Estate.

Given under my hand and official seal this 27th day of February, 2024.



Cassy L. Bailey
Notary Public
My commission expires: 5-2-26

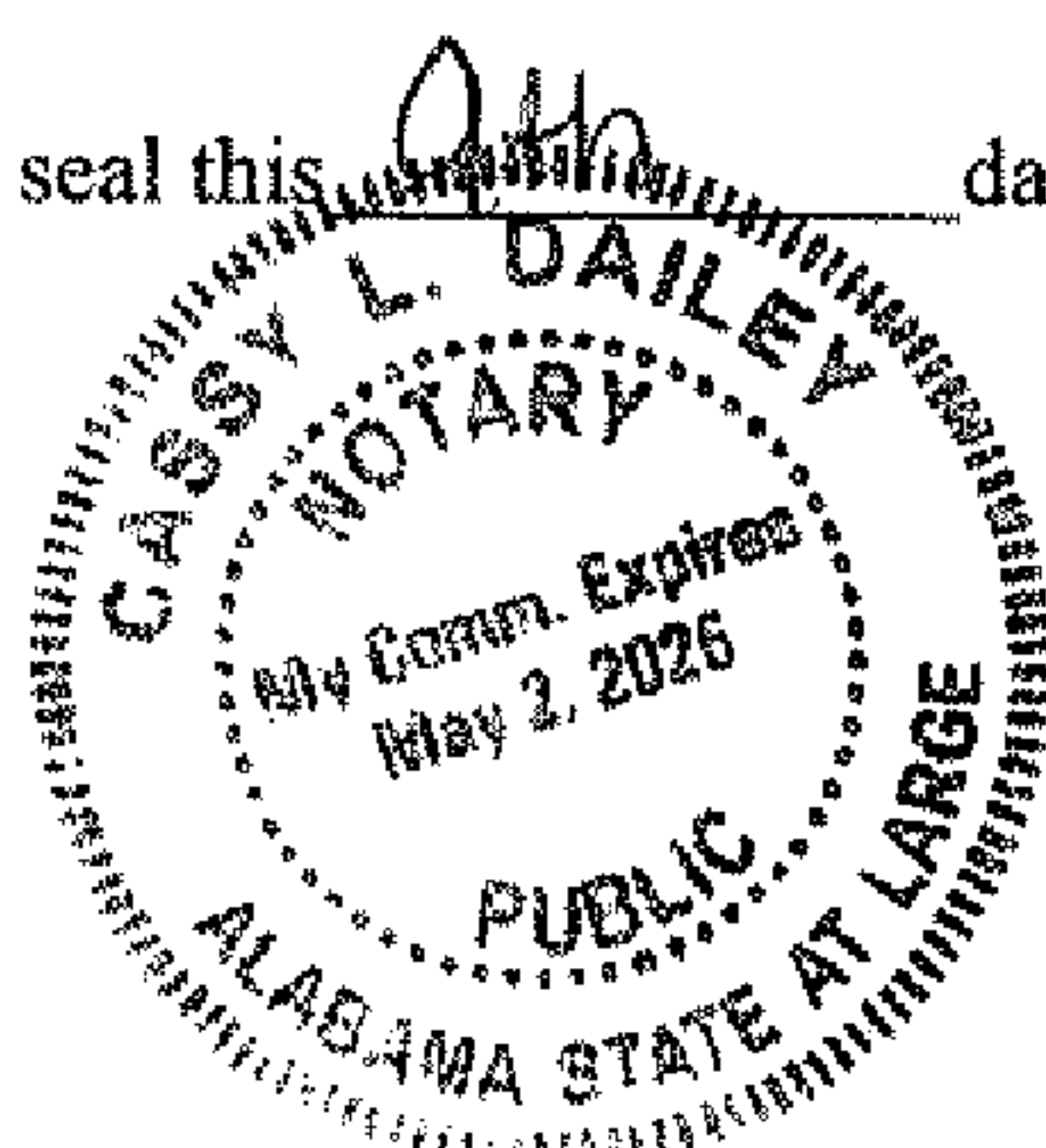
The Estate of Beverly Ann Swanger, deceased,
Probate Case No: PR-2022-000762

Andrea Mashburn
By: Andrea Mashburn, Personal Representative

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Andrea Mashburn, Personal Representative of the Estate of Beverly Ann Swanger, deceased, Probate Case No: PR-2022-000762**, 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 the conveyance, she executed the same voluntarily with full authority on the day the same bears date for said Estate.

Given under my hand and official seal this 27th day of February, 2024.



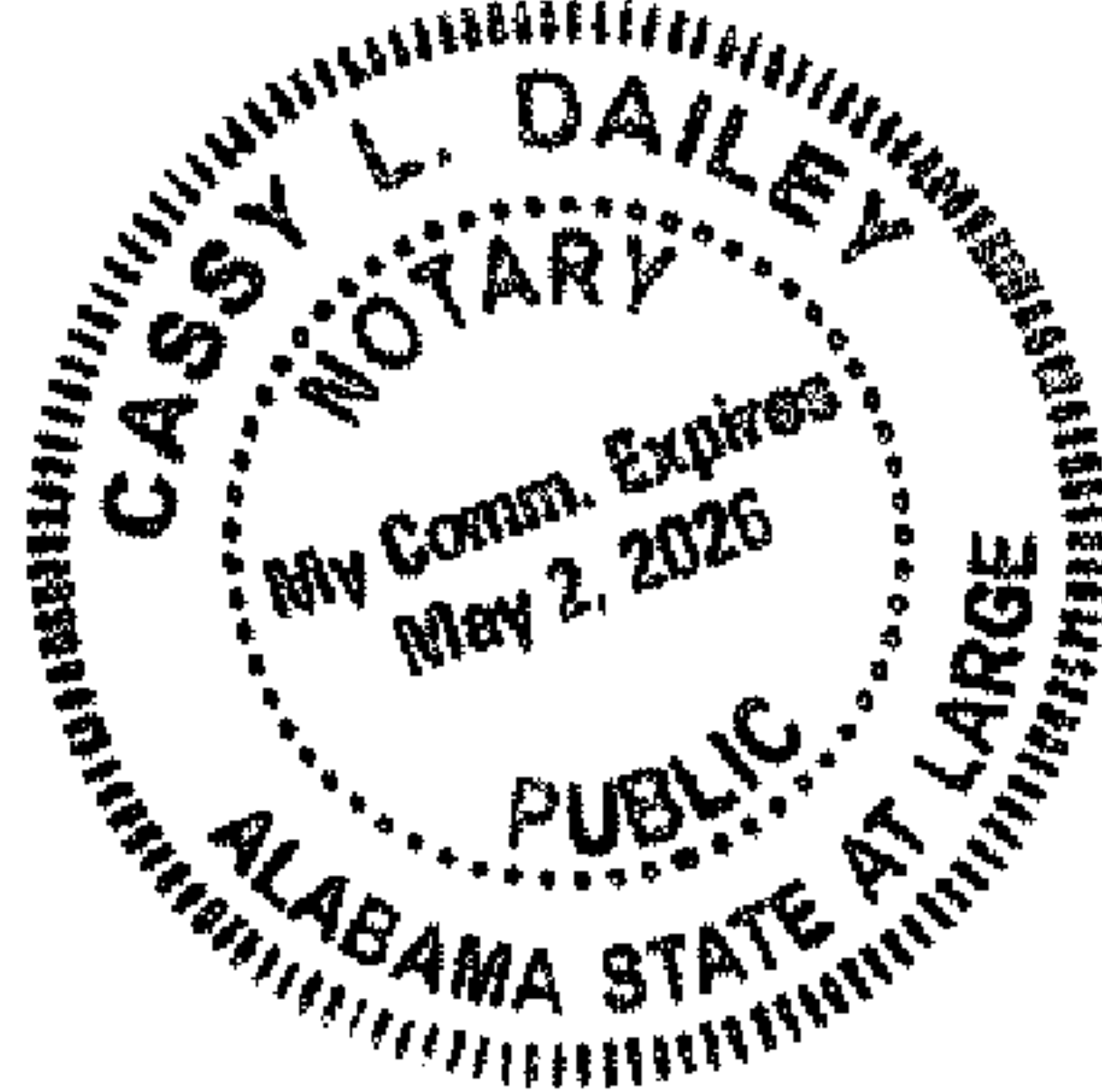
Cassy L. Bailey
Notary Public
My commission expires: 5-2-26

Paula Sue Ellison
Paula Sue Ellison

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Paula Sue Ellison**, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of February, 2024.



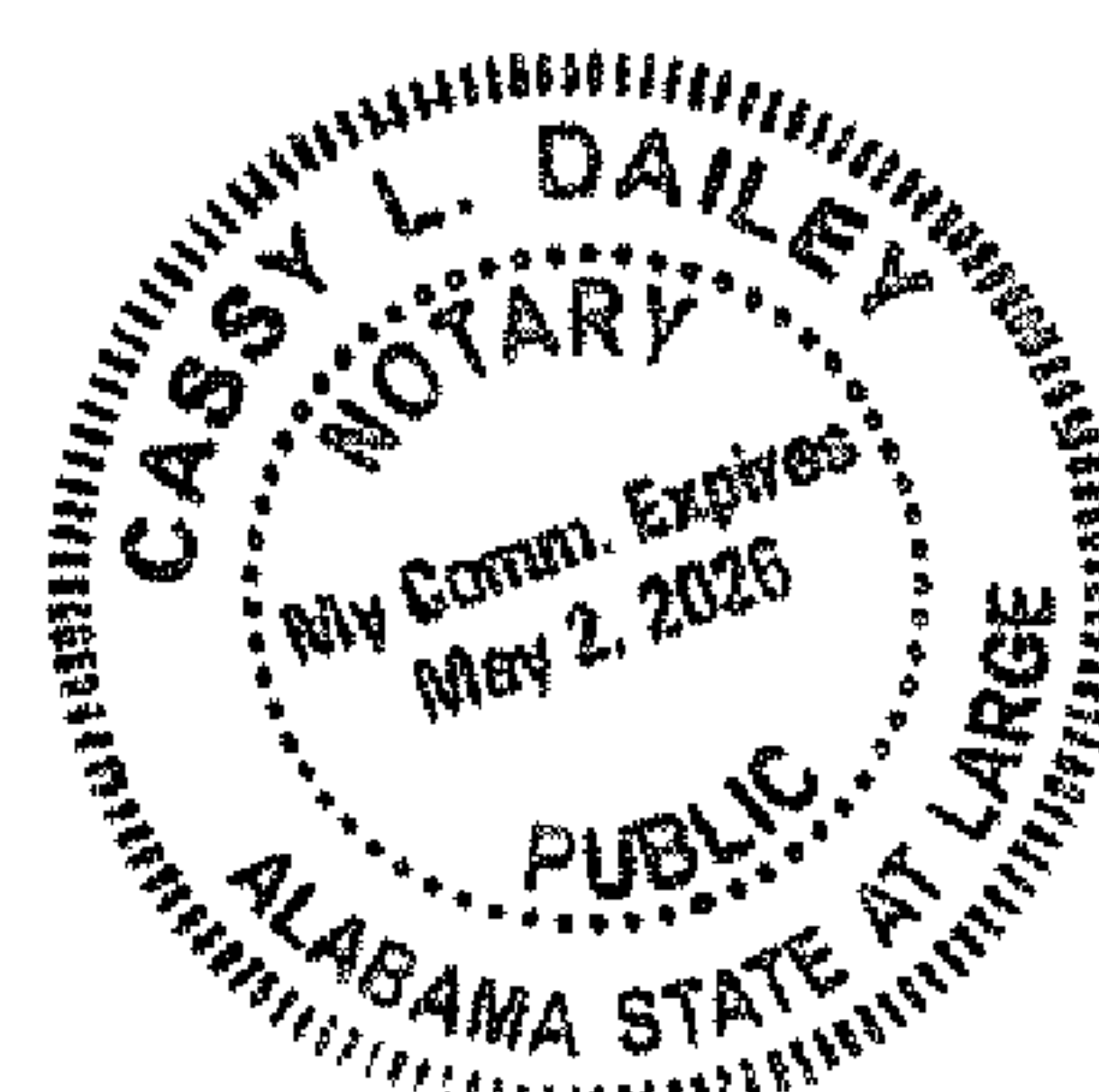
Cassy L. Dailey
Notary Public
My commission expires: 5-2-26

Jacob Martin Ellison
Jacob Martin Ellison

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jacob Martin Ellison**, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of February, 2024.



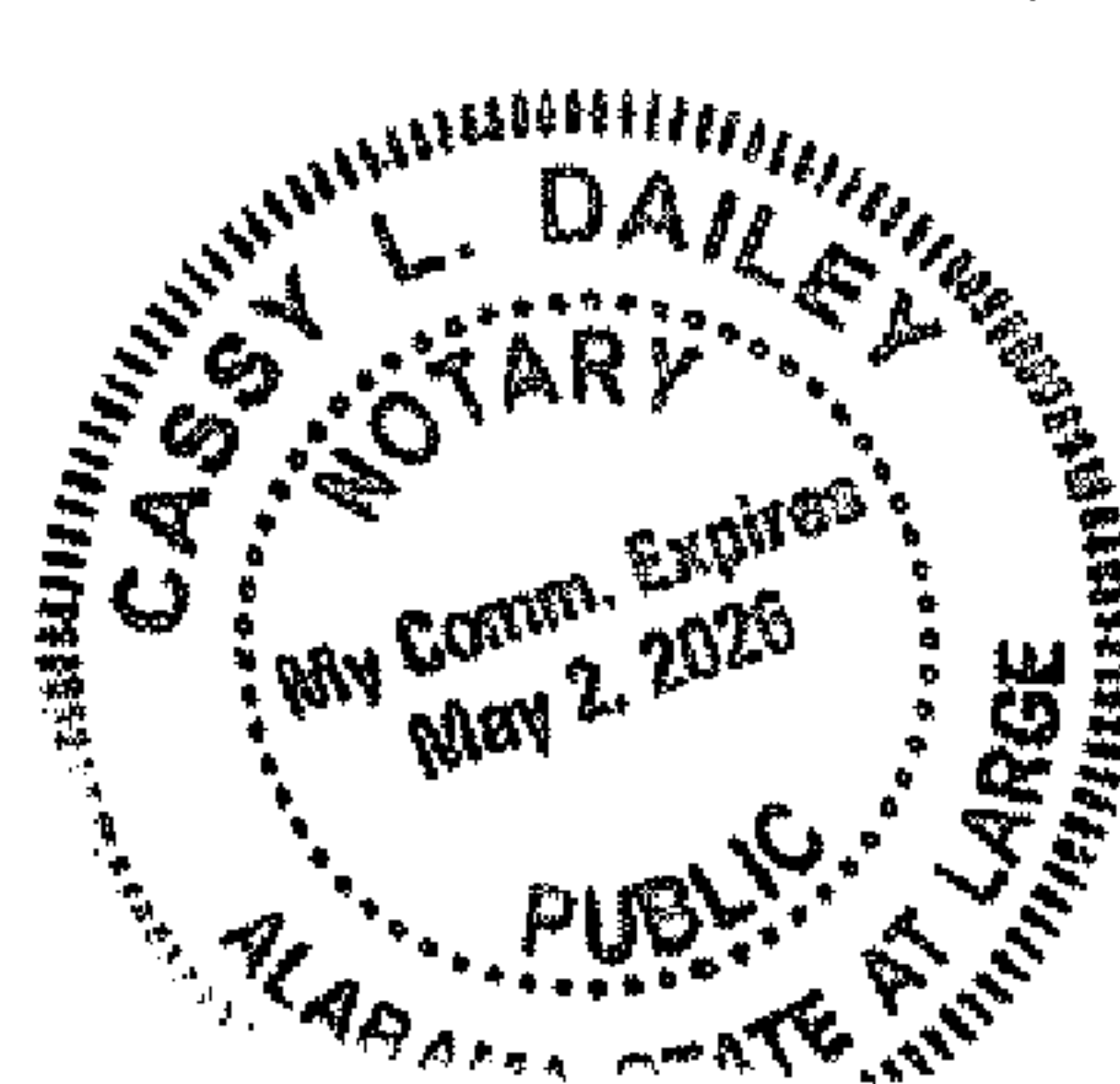
Cassy L. Dailey
Notary Public
My commission expires: 5-2-26

Matthew Wayne Ellison
Matthew Wayne Ellison

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Matthew Wayne Ellison**, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of February, 2024.



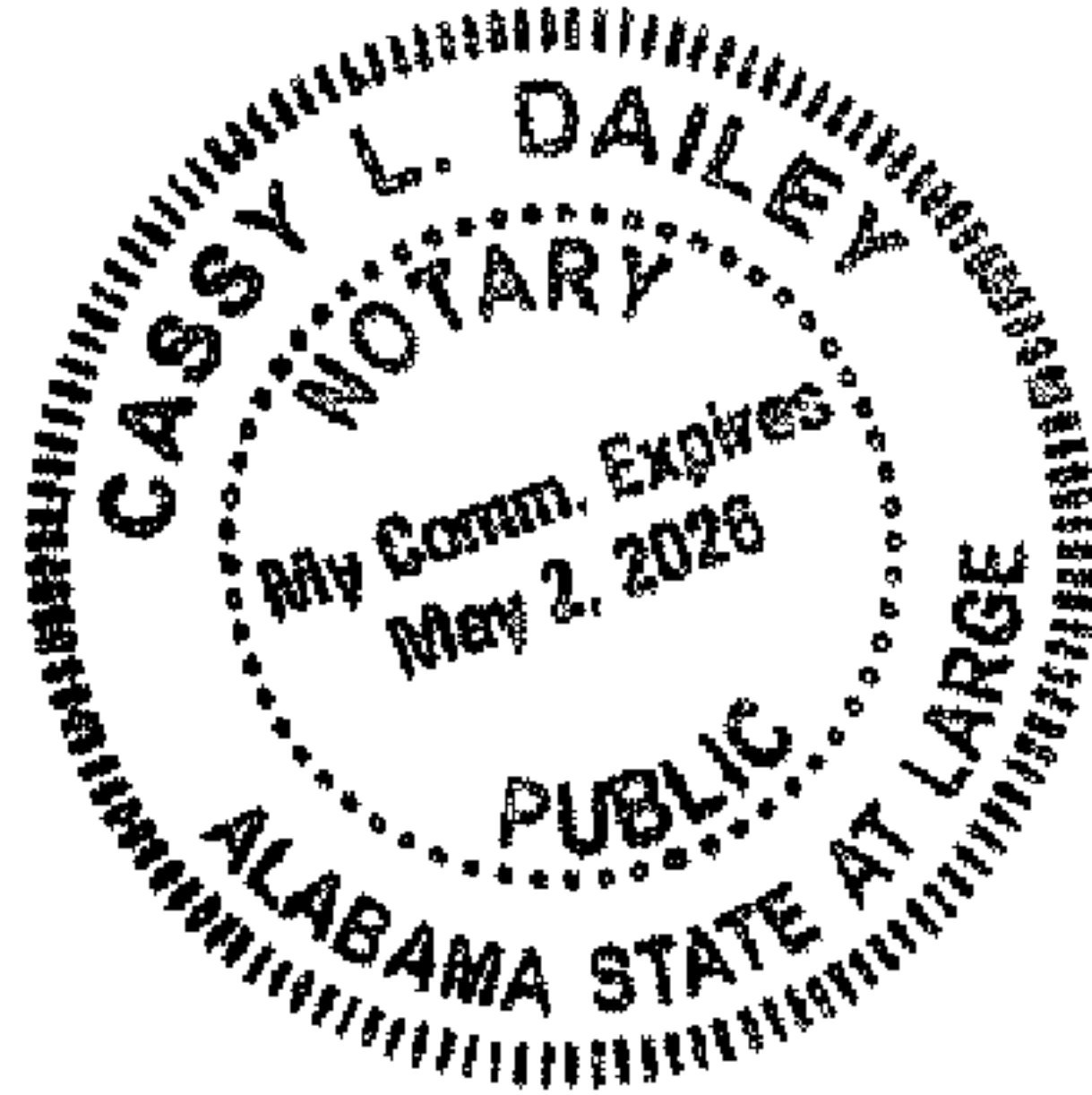
Cassy L. Dailey
Notary Public
My commission expires: 5-2-26

Kara Nicole Marchman
Kara Nicole Marchman

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kara Nicole Marchman**, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of February, 2024.



Cassy L. Dailey
Notary Public
My commission expires: 5-2-26

Andrea Mashburn
Andrea Mashburn

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Andrea Mashburn**, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of February, 2024.



Cassy L. Dailey
Notary Public
My commission expires: 5-2-26

STATE OF ALABAMA
COUNTY OF SHELBY

HEIRSHIP AFFIDAVIT

COME NOW, **Paula Sue Ellison, Personal Representative of the Estate of Wayne Melvin Ellison, deceased, Probate Case No: 2020-000402, Paula Sue Ellison, Personal Representative of the Estate of Edna L. Ellison, deceased, Probate Case No: PR-2020-000403, Andrea Mashburn, Personal Representative of the Estate of Beverly Ann Swanger, deceased, Probate Case No: PR 2022-00762, Paula Sue Ellison, Jacob Martin Ellison, Matthew Wayne Ellison, Kara Nicole Marchman, and Andrea Mashburn,** as “Affiants” herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. That the Affiants have personal knowledge of the facts stated herein, said Affiants are over the age of nineteen (19) years, said Affiants are of sound mind and competent to execute this Affidavit.
2. On April 21st, 1997, Wayne M. Ellison and Edna L. Ellison, as joint tenants with right of survivorship, executed a deed to Wayne M. Ellison and Edna L. Ellison, as tenants-in-common, recorded in Instrument Number: 1997-13176, in the Office of the Judge of Probate of Shelby County, Alabama.
3. The above referenced real estate is hereinafter described, as follows:

SE ¼ of NW ¼ and the SW ¼ of NE ¼ of Section 19, Township 20 South, Range 2 West

4. On or about December 27, 2018, Wayne Melvin Ellison died, and his estate was submitted to probate. The Last Will and Testament did not contain the power to sell without court approval. Therefore, a requirement for all heirs to sign the conveyance was made by the title company.
5. On or about January 21, 2020, Edna L. Ellison died, and her estate was submitted to probate. The Last Will and Testament did not contain the power to sell without court approval. Therefore, a requirement for all heirs to sign the conveyance was made by the title company.
6. Upon the date of the decease of Wayne Melvin Ellison and Edna L. Ellison, they left the following heirs and next-of-kin to survive them:

Paula Sue Ellison – daughter

Address: 101 Parkview Drive, Pelham, AL 35124

Jacob Martin Ellison - Grandson

Address: 2135 Hwy 52 East, Pelham, AL 35124

Matthew Wayne Ellison - Grandson

Address: 2131 Hwy 52 East, Pelham, AL 35124

Kara Nicole Marchman – Granddaughter

Address: 1004 Burnt Pine Drive, Alabaster, AL 35114

Andrea Mashburn – Granddaughter

Address: 437 Crooked Creek Road, Eatonton, GA 31024

7. The above designated survivors, are the only heirs and next of kin of Wayne Melvin Ellison and Edna L. Ellison, are over the age of nineteen (19) years, and of sound mind. Furthermore, Wayne Melvin Ellison and Edna L. Ellison left to survive them no other natural children, adopted children, or survivors thereof.
8. All debts and charges against the estates of Wayne Melvin Ellison and Edna L. Ellison have heretofore been paid and satisfied.

Kara N Marchman
Kara Nicole Marchman

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kara Nicole Marchman**, whose name is signed to the foregoing **heirship affidavit**, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 09 day of February, 2024.



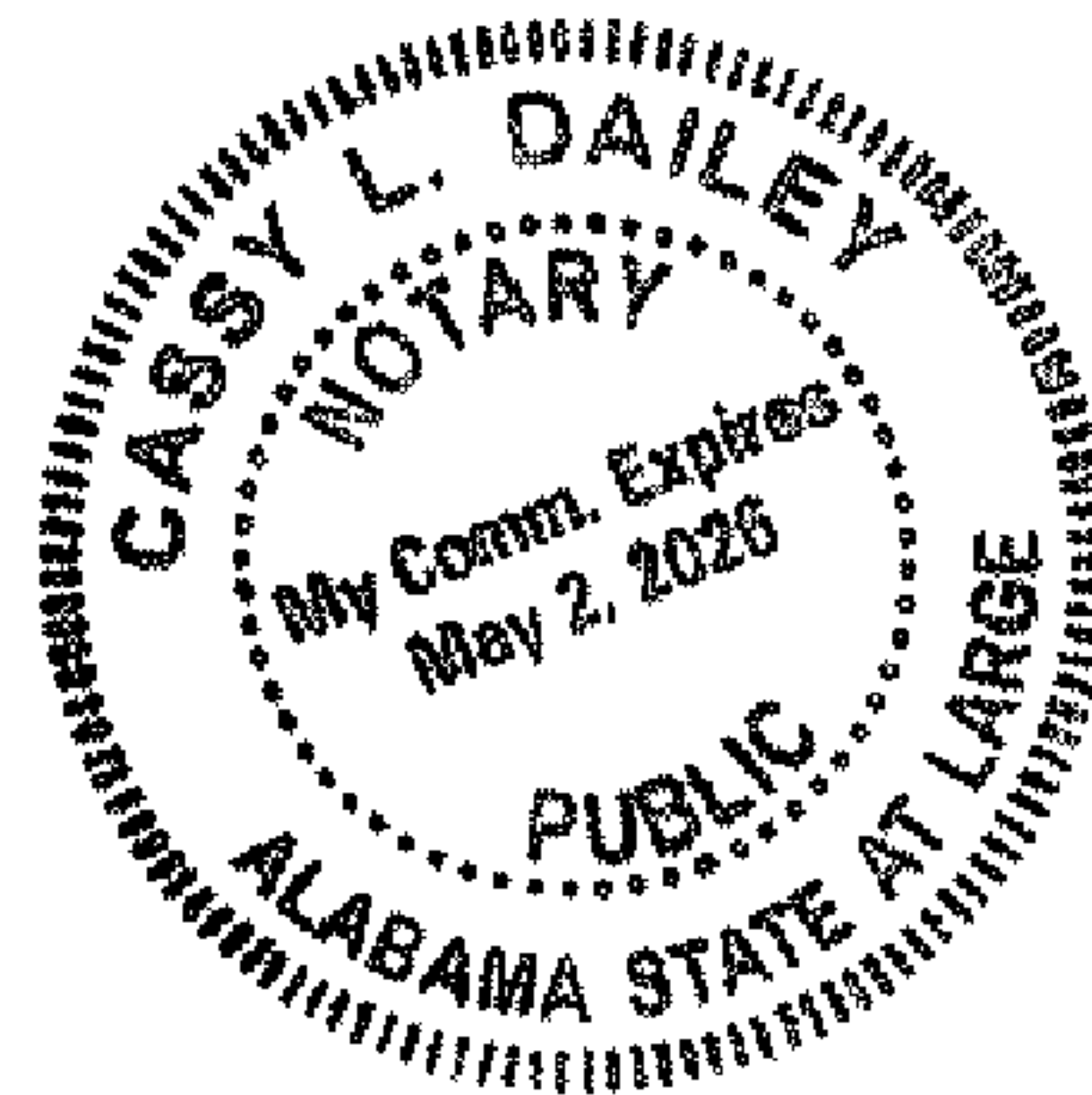
Cassy L Dailey
Notary Public
My commission expires: 5-2-26

Andrea Mashburn
Andrea Mashburn

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Andrea Mashburn**, whose name is signed to the foregoing **heirship affidavit**, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 09 day of February, 2024.



Cassy L Dailey
Notary Public
My commission expires: 5-2-26

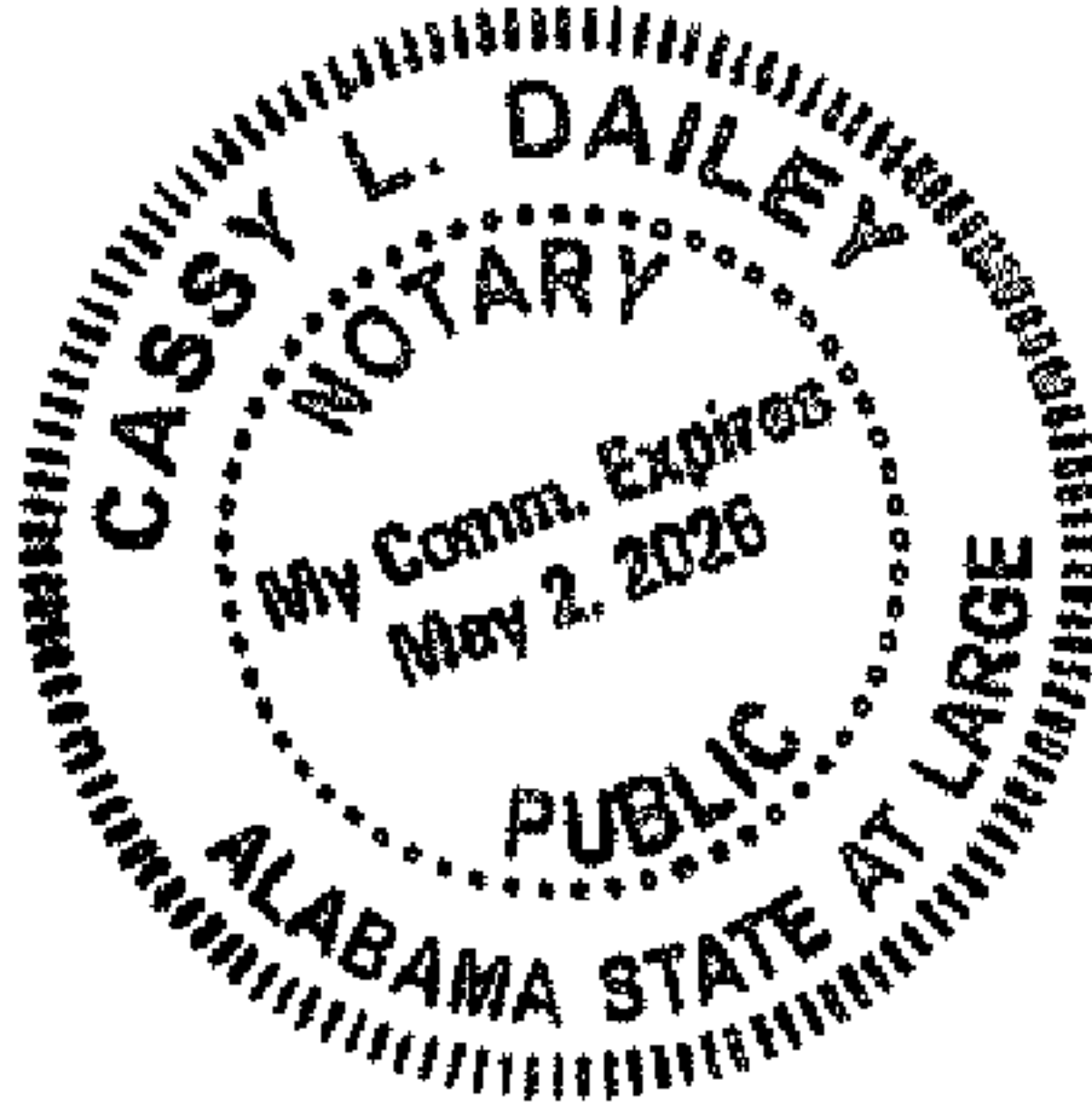
The Estate of Wayne Melvin Ellison, deceased,
Probate Case No: PR-2020-000402

Paula Sue Ellison
By: Paula Sue Ellison, Personal Representative

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Paula Sue Ellison, Personal Representative of the Estate of Wayne Melvin Ellison, deceased, Probate Case No: PR-2020-000402**, whose name is signed to the foregoing **heirship affidavit**, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily with full authority on the day the same bears date for said Estate.

Given under my hand and official seal this 09 day of February, 2024.



Cassy L. Dailey
Notary Public

My commission expires: 5-2-26

The Estate of Edna L. Ellison, deceased,
Probate Case No: PR-2020-000403

Paula Sue Ellison
By: Paula Sue Ellison, Personal Representative

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Paula Sue Ellison, Personal Representative of the Estate of Edna L. Ellison, deceased, Probate Case No: PR-2020-000403**, whose name is signed to the foregoing **heirship affidavit**, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily with full authority on the day the same bears date for said Estate.

Given under my hand and official seal this 09 day of February, 2024.



Cassy L. Dailey
Notary Public

My commission expires: 5-2-26

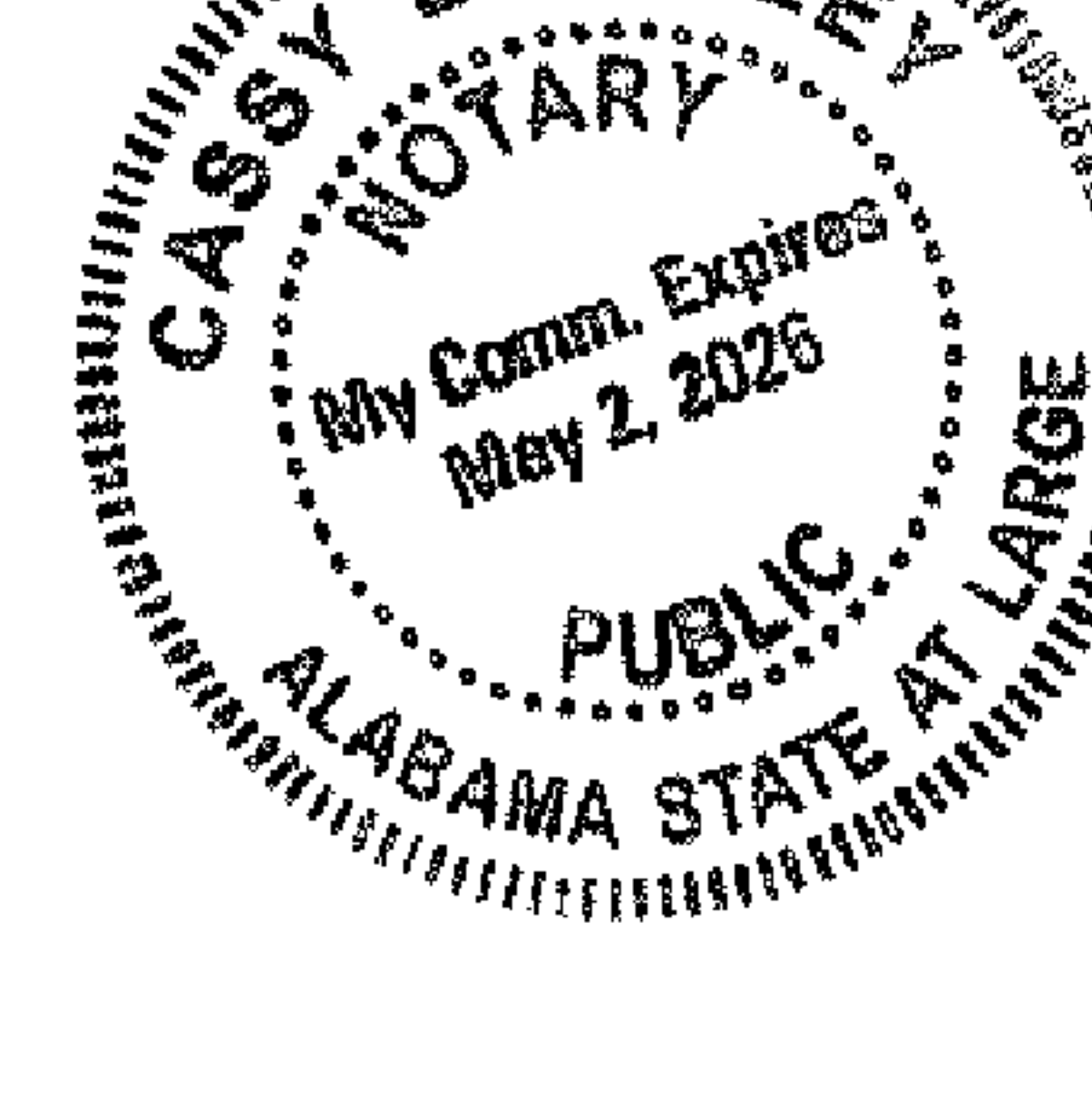
The Estate of Beverly Ann Swanger, deceased,
Probate Case No: PR-2022-000762

Andrea Mashburn
By: Andrea Mashburn, Personal Representative

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Andrea Mashburn, Personal Representative of the Estate of Beverly Ann Swanger, deceased, Probate Case No: PR-2022-000762**, whose name is signed to the foregoing **heirship affidavit**, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily with full authority on the day the same bears date for said Estate.

Given under my hand and official seal this 09 day of February, 2024.



Cassy L. Dailey
Notary Public

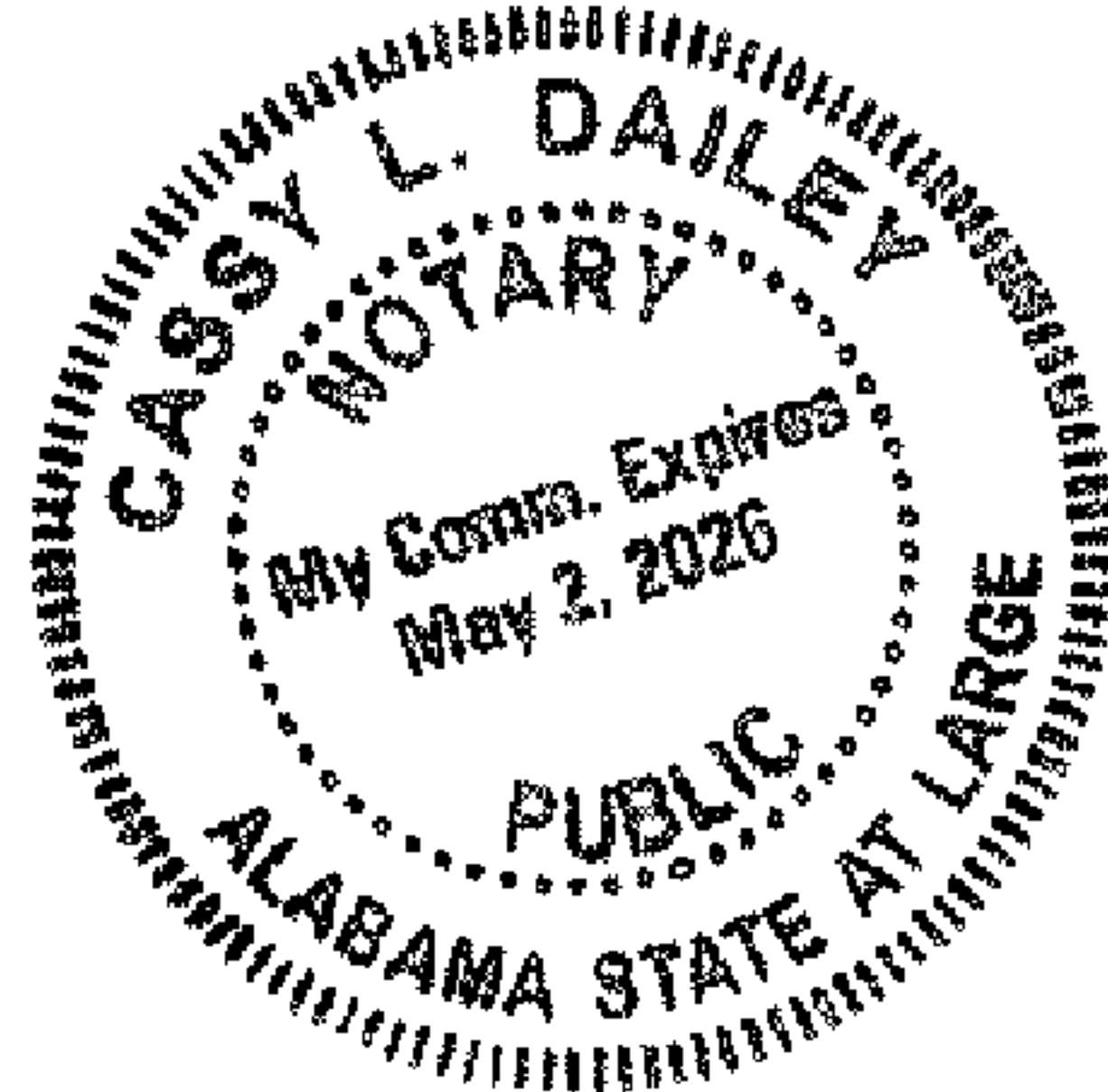
My commission expires: 5-2-26


Paula Sue Ellison

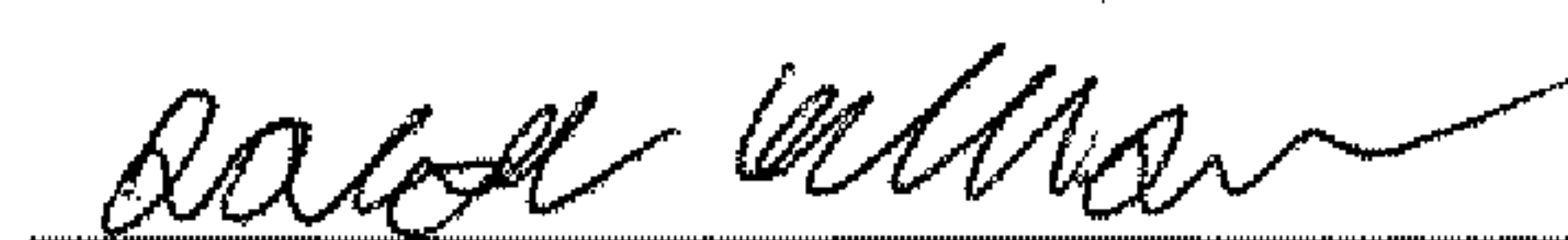
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Paula Sue Ellison**, whose name is signed to the foregoing **heirship affidavit**, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 09 day of February, 2024.




Notary Public
My commission expires: 5-2-26


Jacob Martin Ellison

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jacob Martin Ellison**, whose name is signed to the foregoing **heirship affidavit**, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 09 day of February, 2024.



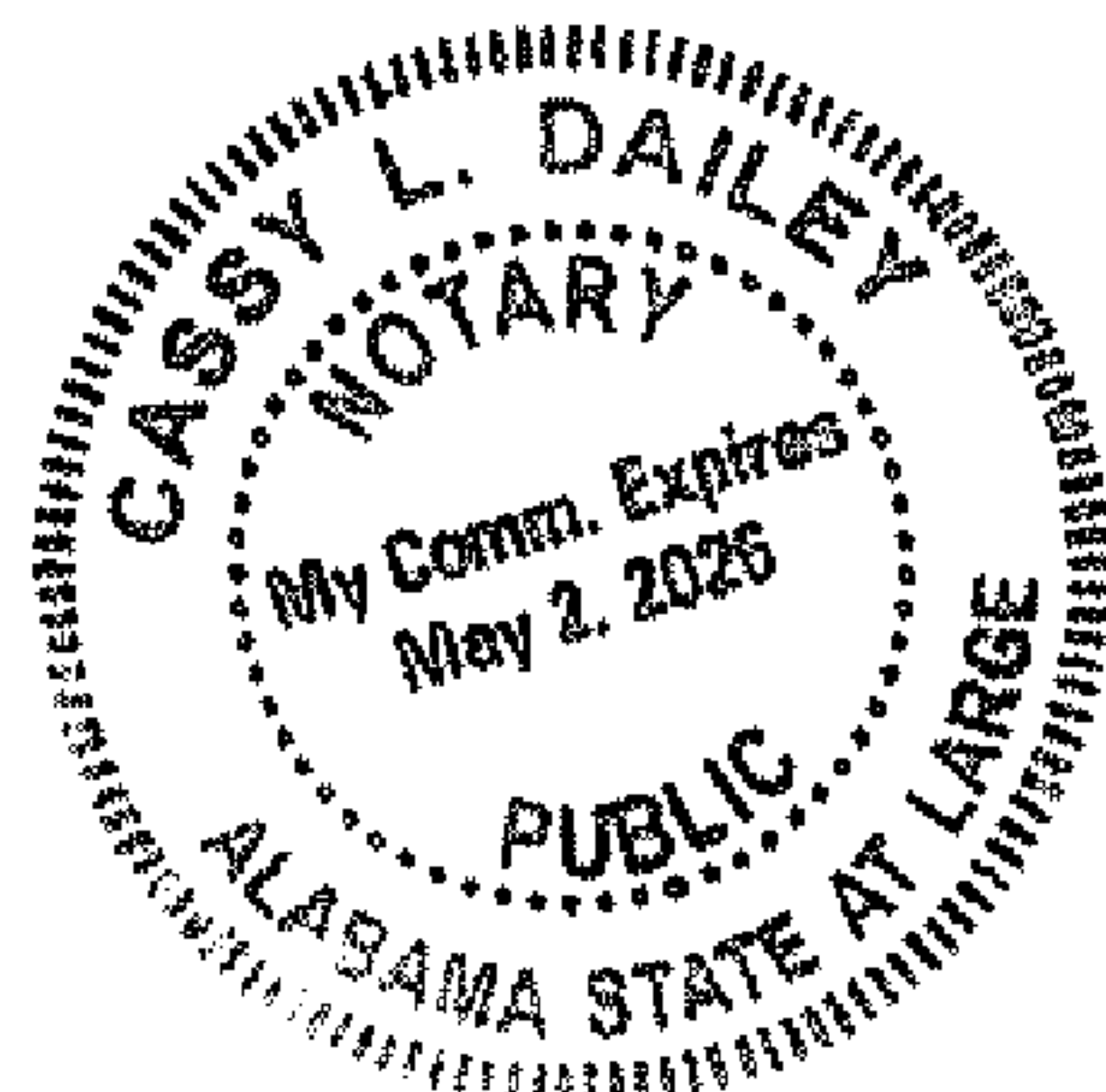

Notary Public
My commission expires: 5-2-26


Matthew Wayne Ellison

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Matthew Wayne Ellison**, whose name is signed to the foregoing **heirship affidavit**, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 09 day of February, 2024.




Notary Public
My commission expires: 5-2-26

AFFIDAVIT AS TO HEIRS

State of ALABAMA
County of SHELBY

On this 8th day of February, 2024 before me personally appeared, the undersigned to me personally known, the undersigned, who being by me duly sworn, on oath say that Affiant is familiar with the family history of Mickey Earl Ellison, deceased having known the family for many years.

Mickey Earl Ellison died on August 28th, 2008. Decedent did not have a Last Will and Testament in the State of Alabama, and no such probate proceedings are anticipated.

Upon Mickey Earl Ellison's death he was a descendant of Wayne Melvin Ellison and Edna Lucil Ellison, who were at the time of Mickey Earl Ellison's death the fee simple owners in the following described property:

See the attached "Exhibit A" for legal description

The Last Will and Testament of Wayne Melvin Ellison was executed after the death of Mickey Earl Ellison. Mickey Earl Ellison's interest passed to his children, Matthew Wayne Ellison and Jacob Martin Ellison, through the Last Will and Testament of Wayne Melvin Ellison.

The Last Will and Testament of Edna Lucil Ellison was executed after the death of Mickey Earl Ellison. Mickey Earl Ellison's interest passed to his children, Matthew Wayne Ellison and Jacob Martin Ellison, through the Last Will and Testament of Edna Lucil Ellison.

And Affiant further states that said decedent left surviving persons, as heirs or otherwise interested in the estate:

Name of widower: Kim Ellison

Children: Matthew Wayne Ellison and Jacob Martin Ellison

Adopted children: NONE

Descendants of deceased children: None

And Affiant further states that said decedent left no other children or adopted children or descendants of deceased or adopted children.

And that all of the above parties are of sound mind and over the age of nineteen years except the following: NONE

Names of minors: NONE

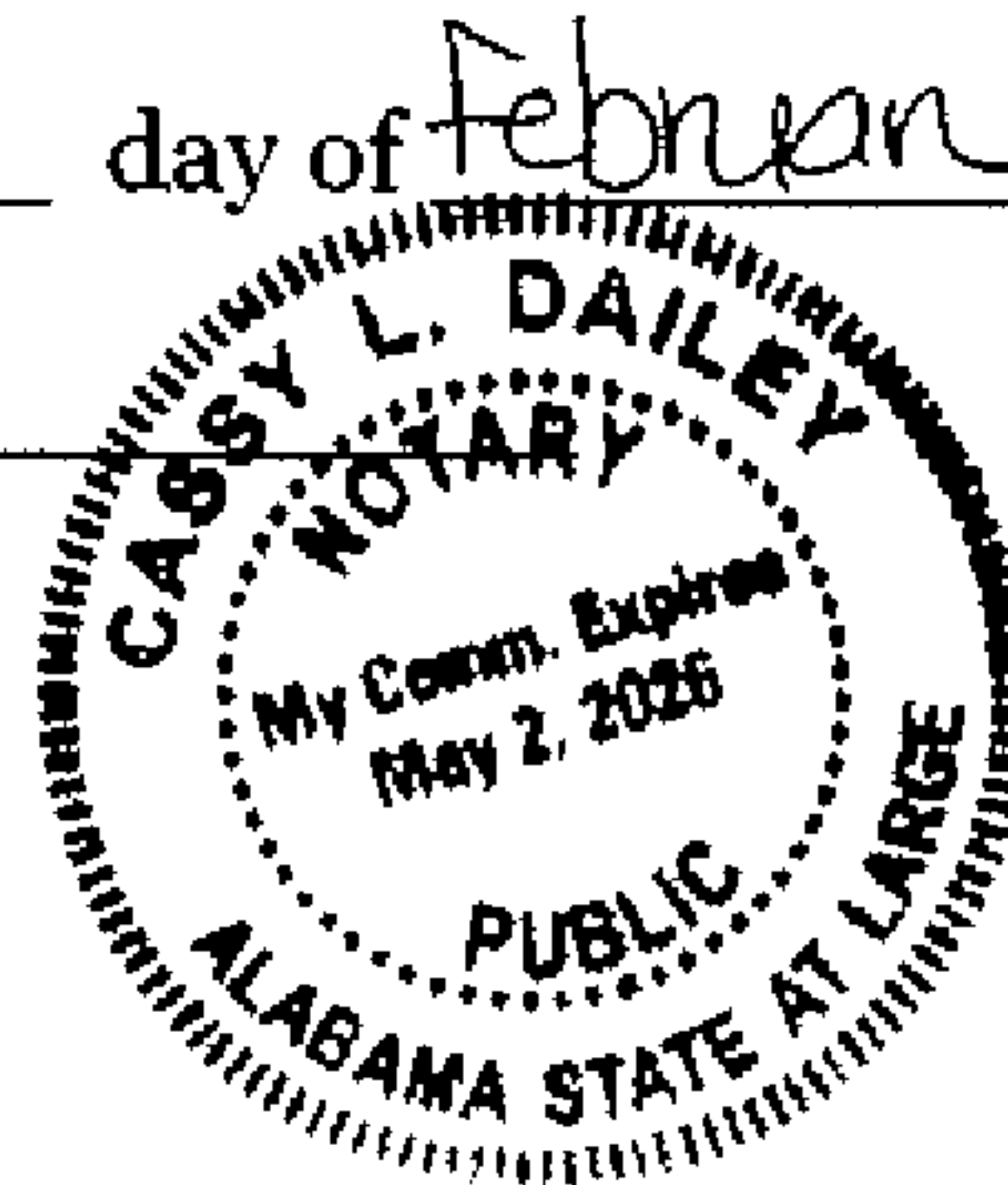
To the best of my knowledge the debts against said estate have been paid.

Eddy Jowers
Affiant (signature)
Eddy Eddy Jowers
Eddy Jowers

Address: 3505 Highway 11
Pelham, Alabama 35124

Subscribed and sworn to before me on this 8th day of February 2024.

Cassy L. Dailey
Notary Public
My term expires: 5-2-26



Hilda Jowers
Affiant (signature)
Hilda Jowers
Hilda Jowers

Address: 3505 Highway 11
Pelham, AL 35124

Subscribed and sworn to before me on this 8th day of February 2024.

Cassy L. Dailey
Notary Public
My term expires: 5-2-26

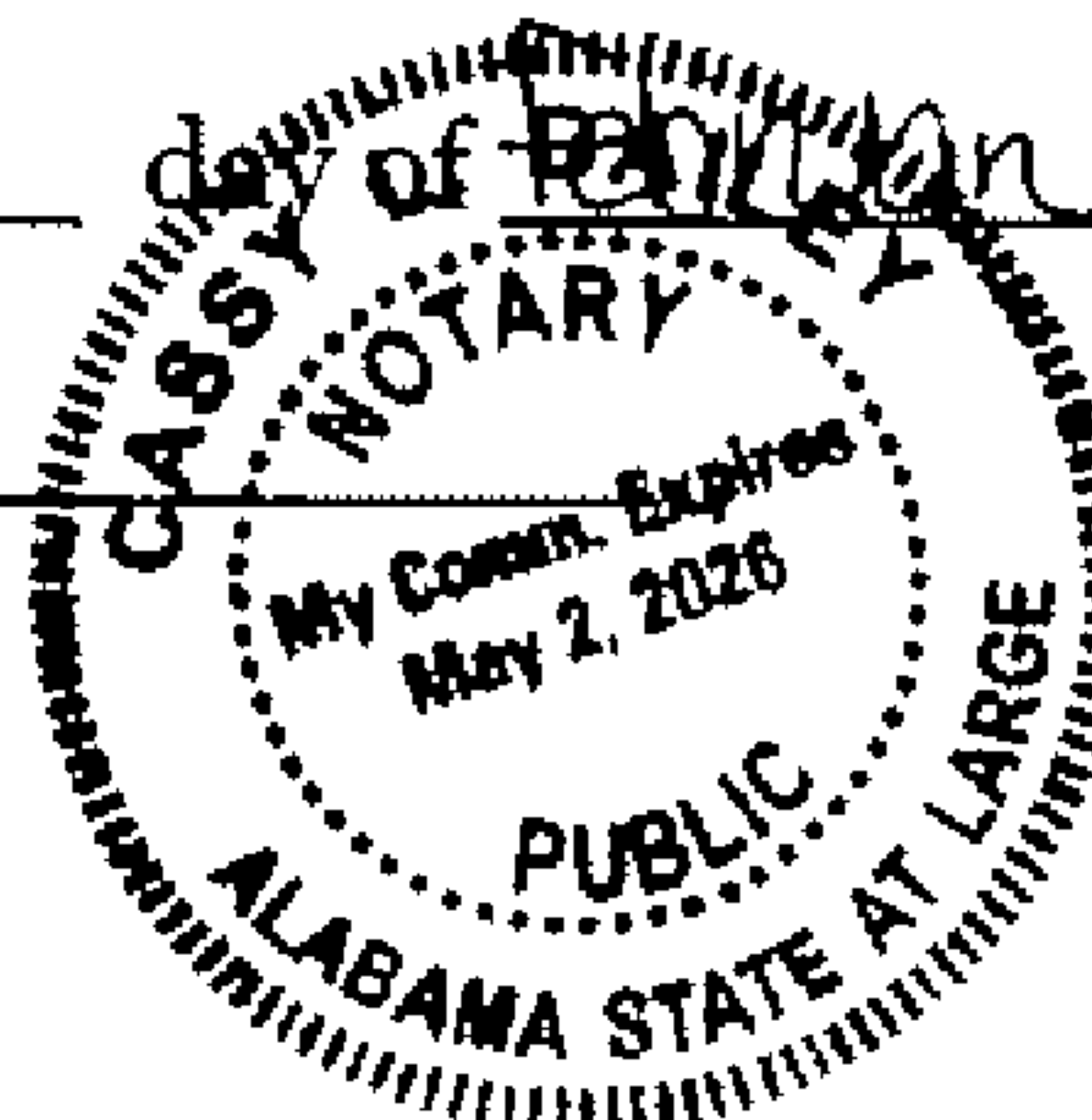


EXHIBIT A**Property 1:**

Commencing and Beginning at a 3/8" Open End Pipe Found locally accepted as being the Southwest Corner of the SW¼ of the NE¼ of Section 19, T-20-S, R-2-W, Shelby County, Alabama; thence N00°20'59"W, 1328.43 feet to an Iron Rod Found(NoCap); thence N89°48'19"E, 203.36 feet to a Crimped Iron Pipe Found; thence N89°29'48"E, 136.54 feet to an Iron Rod Found(CapIllegible); thence S89°48'55"E, 181.75 feet to a Crimped Iron Pipe Found; thence S86°31'32"E, 139.49 feet to an Iron Rod Found(CapIllegible); thence N83°59'00"E, 86.67 feet to a Crimped Iron Pipe Found; thence N89°49'43"E, 370.35 feet to a Crimped Iron Pipe Found; thence N89°46'18"E, 232.00 feet to a Crimped Iron Pipe Found; thence S01°44'56"E, 100.00 feet to an Etching in Rock; thence S01°44'56"E, 1149.64 feet to an Axle Found; thence S07° 42'31"W, 73.88 feet along an existing fence to a point; thence S89°34'38"W, 590.41 feet to a Crimped Iron Pipe Found; thence S89° 45'04"W, 112.49 feet to a Crimped Iron Pipe Found; thence S89°25'27"W, 69.65 feet to a Crimped Iron Pipe Found; thence N89°52'42"W, 62.12 feet to a Crimped Iron Pipe Found; thence S89°26'23"W, 65.90 feet to an Iron Rod Set(CA1066LS); thence N00°33'37"W, 160.00 feet to an Iron Rod Set(CA1066LS); thence S89°26'23"W, 180.00 feet to an Iron Rod Set(CA1066LS); thence S00°33'37"E, 160.00 feet to an Iron Rod Set(CA1066LS); thence S89°26'23"W, 46.23 feet to a Crimped Iron Pipe Found; thence S89°34'00"W, 242.77 feet to the point of beginning.

Said parcel land lying in the SW¼ of the NE¼ of Section 19, T-20-S, R-2-W, Shelby County, Alabama being less and except a [2.842] acre parcel and containing [38.009] acres more less.

AND

Commencing and Beginning at the Southwest Corner of the NE¼ of the NE¼ of Section 19, T-20-S, R-2-W, Shelby County, Alabama; thence N00°30'29"W, 333.57 feet to a Crimped Iron Pipe Found; thence N00°30'04"W, 268.08 feet to a Crimped Iron Pipe Found; thence N00°13'43"E, 720.41 feet to a 1"x1" Square Bar Found; thence S87°02'51"E, 42.86 feet to an Iron Rod Found(CapIllegible); thence N89°17'09"E, 302.84 feet to an Iron Rod Found(CapIllegible); thence N89°47'04"E, 701.34 feet to a Crimped Iron Pipe Found; thence N89°36'19"E, 289.42 feet to a 1"x1" Square Bar Found; thence S00°57'21"E, 1312.29 feet to a 1/2" Open End Pipe Found; thence S89° 19'07"W, 1255.94 feet to an Etching in Rock; thence S43°47'05"W, 140.10 feet to an Etching in Rock; thence N01°44'56"W, 100.00 feet to the point of beginning.

Said parcel of land lying in the E½ of the NE¼ of Section 19, T-20-S, R-2-W, Shelby County, Alabama and containing [40.865] acres more or less.

AFFIDAVIT AS TO HEIRS

State of ALABAMA
County of SHELBY

On this 8th day of February, 2024 before me personally appeared, the undersigned to me personally known, the undersigned, who being by me duly sworn, on oath say that Affiant is familiar with the family history of Douglas Wayne Ellison, deceased having known the family for many years.

Douglas Wayne Ellison died on September 30th, 2018. Decedent did not have a Last Will and Testament in the State of Alabama, and no such probate proceedings are anticipated.

Upon Douglas Wayne Ellison's death he was a descendant of Wayne Melvin Ellison and Edna Lucil Ellison, who were at the time of Douglas Wayne Ellison's death the fee simple owners in the following described property:

See the attached "Exhibit A" for legal description

And Affiant further states that said deceased left surviving persons, as heirs or otherwise interested in the estate:

Name of widower: NONE

Children: NONE

Adopted children: NONE

Descendants of deceased children: None

And Affiant further states that said decedent left no other children or adopted children or descendants of deceased or adopted children.

And that all of the above parties are of sound mind and over the age of nineteen years except the following: NONE

Names of minors: NONE

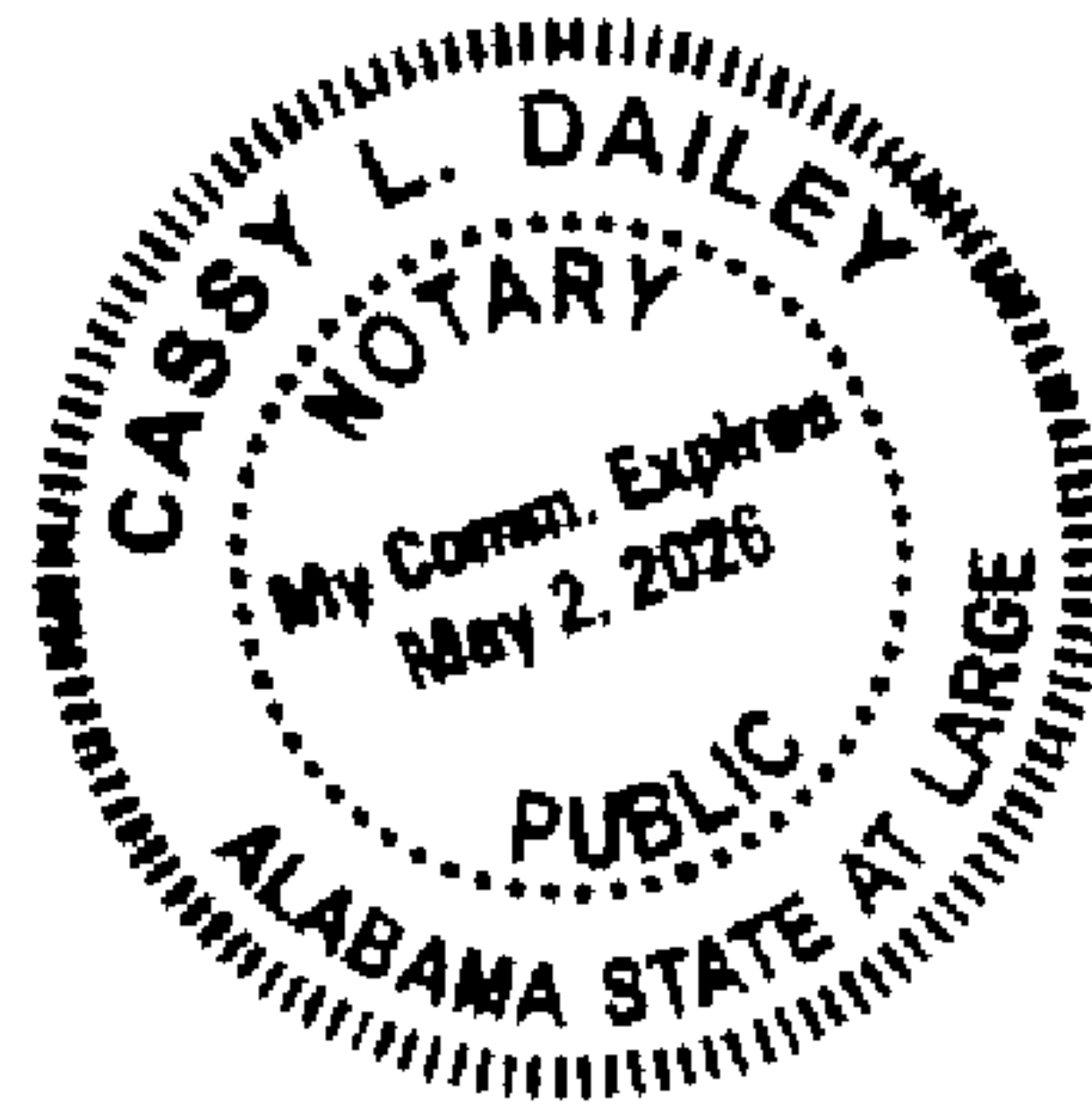
To the best of my knowledge the debts against said estate have been paid.

Eddy Jowers
Affiant (signature)
Eddy Jowers
Eddy Jowers

Address: 3505 Highway 11
Pelham, Alabama 35124

Subscribed and sworn to before me on this 8th day of February 2024.

Cassy L. Dailey
Notary Public
My term expires: 5-2-26



Hilda Jowers
Affiant (signature)
Hilda Jowers
Hilda Jowers

Address: 3505 Highway 11
Pelham, AL 35124

Subscribed and sworn to before me on this 8th day of February 2024.

Cassy L. Dailey
Notary Public
My term expires: 5-2-26

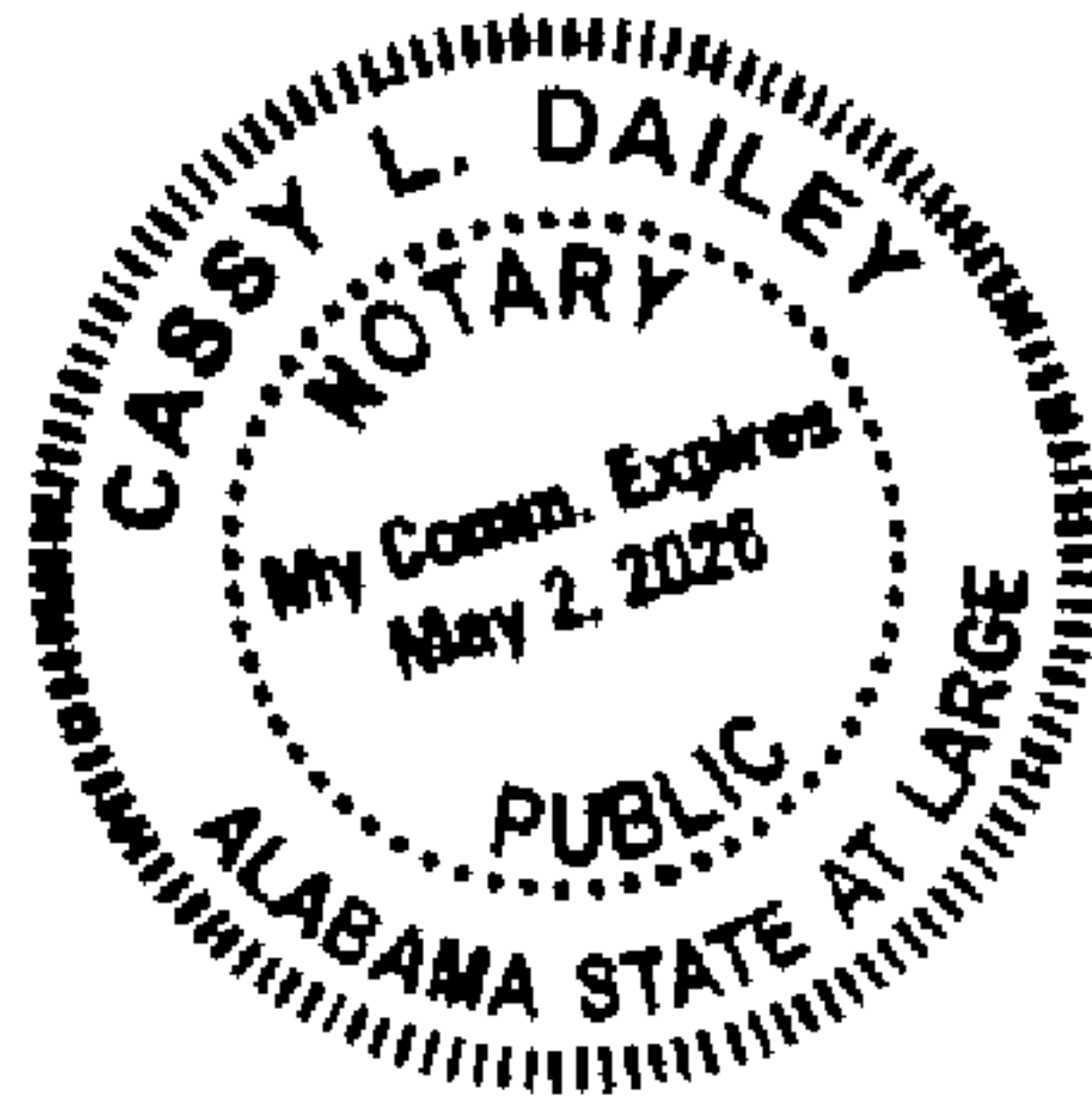


EXHIBIT A**Property 1:**

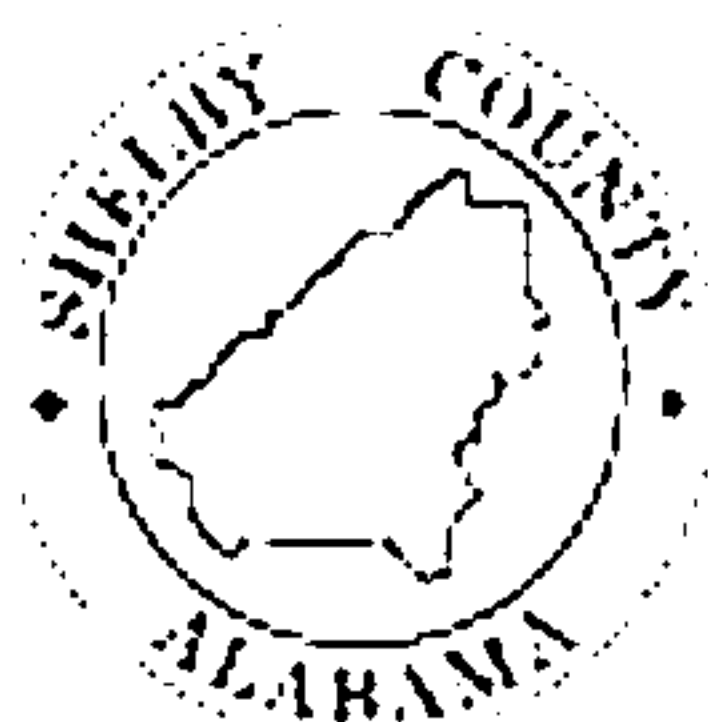
Commencing and Beginning at a 3/8" Open End Pipe Found locally accepted as being the Southwest Corner of the SW¼ of the NE¼ of Section 19, T-20-S, R-2-W, Shelby County, Alabama; thence N00°20'59"W, 1328.43 feet to an Iron Rod Found(NoCap); thence N89°48'19"E, 203.36 feet to a Crimped Iron Pipe Found; thence N89°29'48"E, 136.54 feet to an Iron Rod Found(CapIllegible); thence S89°48'55"E, 181.75 feet to a Crimped Iron Pipe Found; thence S86°31'32"E, 139.49 feet to an Iron Rod Found(CapIllegible); thence N83°59'00"E, 86.67 feet to a Crimped Iron Pipe Found; thence N89°49'43"E, 370.35 feet to a Crimped Iron Pipe Found; thence N89°46'18"E, 232.00 feet to a Crimped Iron Pipe Found; thence S01°44'56"E, 100.00 feet to an Etching in Rock; thence S01°44'56"E, 1149.64 feet to an Axle Found; thence S07° 42'31"W, 73.88 feet along an existing fence to a point; thence S89°34'38"W, 590.41 feet to a Crimped Iron Pipe Found; thence S89° 45'04"W, 112.49 feet to a Crimped Iron Pipe Found; thence S89°25'27"W, 69.65 feet to a Crimped Iron Pipe Found; thence N89°52'42"W, 62.12 feet to a Crimped Iron Pipe Found; thence S89°26'23"W, 65.90 feet to an Iron Rod Set(CA1066LS); thence N00°33'37"W, 160.00 feet to an Iron Rod Set(CA1066LS); thence S89°26'23"W, 180.00 feet to an Iron Rod Set(CA1066LS); thence S00°33'37"E, 160.00 feet to an Iron Rod Set(CA1066LS); thence S89°26'23"W, 46.23 feet to a Crimped Iron Pipe Found; thence S89°34'00"W, 242.77 feet to the point of beginning.

Said parcel land lying in the SW¼ of the NE¼ of Section 19, T-20-S, R-2-W, Shelby County, Alabama being less and except a [2.842] acre parcel and containing [38.009] acres more less.

AND

Commencing and Beginning at the Southwest Corner of the NE¼ of the NE¼ of Section 19, T-20-S, R-2-W, Shelby County, Alabama; thence N00°30'29"W, 333.57 feet to a Crimped Iron Pipe Found; thence N00°30'04"W, 268.08 feet to a Crimped Iron Pipe Found; thence N00°13'43"E, 720.41 feet to a 1"x1" Square Bar Found; thence S87°02'51"E, 42.86 feet to an Iron Rod Found(CapIllegible); thence N89°17'09"E, 302.84 feet to an Iron Rod Found(CapIllegible); thence N89°47'04"E, 701.34 feet to a Crimped Iron Pipe Found; thence N89°36'19"E, 289.42 feet to a 1"x1" Square Bar Found; thence S00°57'21"E, 1312.29 feet to a 1/2" Open End Pipe Found; thence S89° 19'07"W, 1255.94 feet to an Etching in Rock; thence S43°47'05"W, 140.10 feet to an Etching in Rock; thence N01°44'56"W, 100.00 feet to the point of beginning.

Said parcel of land lying in the E½ of the NE¼ of Section 19, T-20-S, R-2-W, Shelby County, Alabama and containing [40.865] acres more or less.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/27/2024 11:45:39 AM
\$428.50 JOANN
20240227000050820

Allen S. Bayl