

DEEDS 1/10

Send Tax Notice to: Janice Dawson
(Name) _____
(Address) 1876 Court SE
Chattom, AL 36518

**This instrument was prepared by
Sandy F. Johnson
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, Alabama 35124**

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.

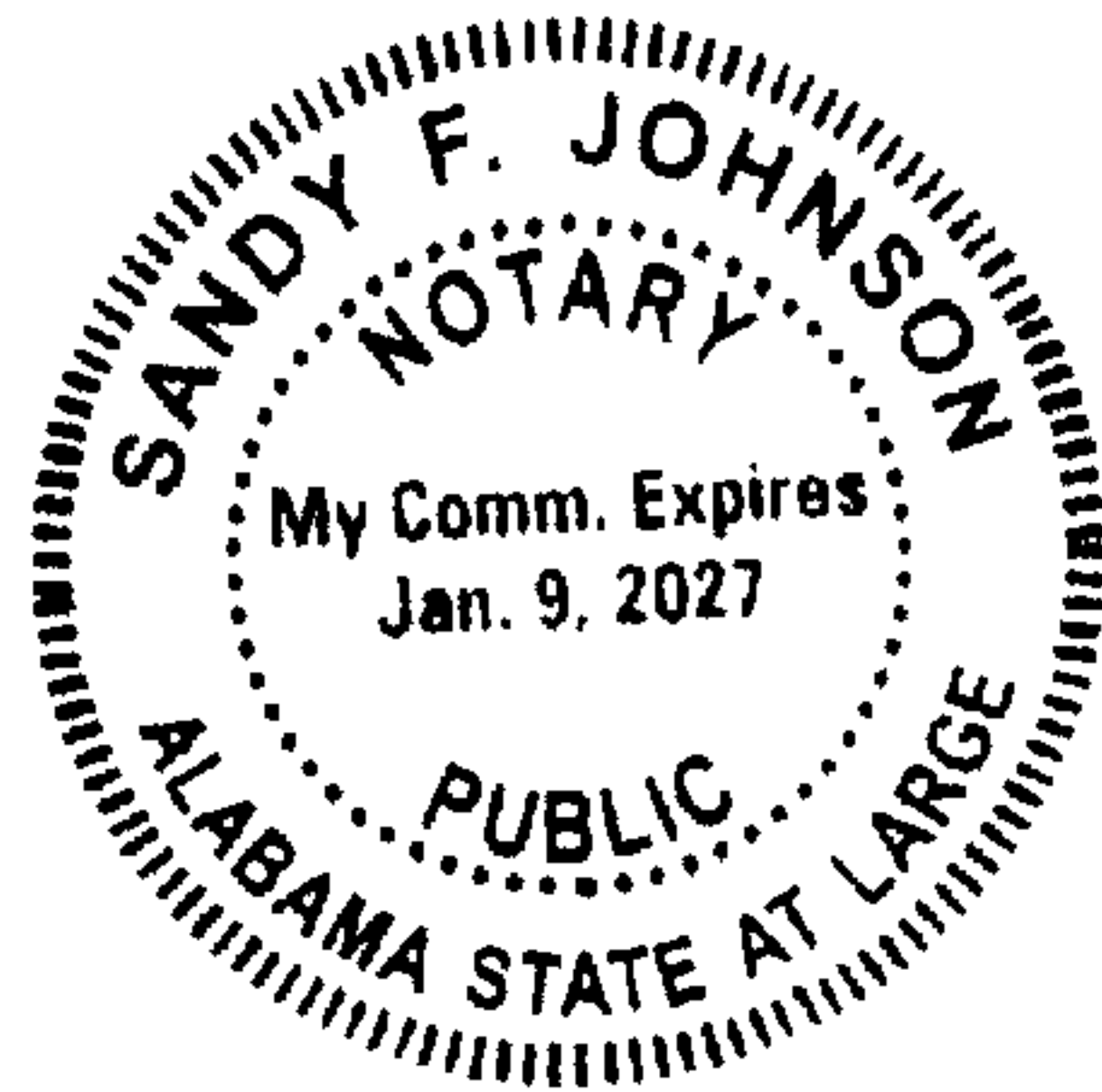
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 12th day of July, 2023.

Janice B. Dawson
Janice Dawson

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janice Dawson, 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 on the day same bears date.

Given under my hand and official seal this 12th day of July, 2023.



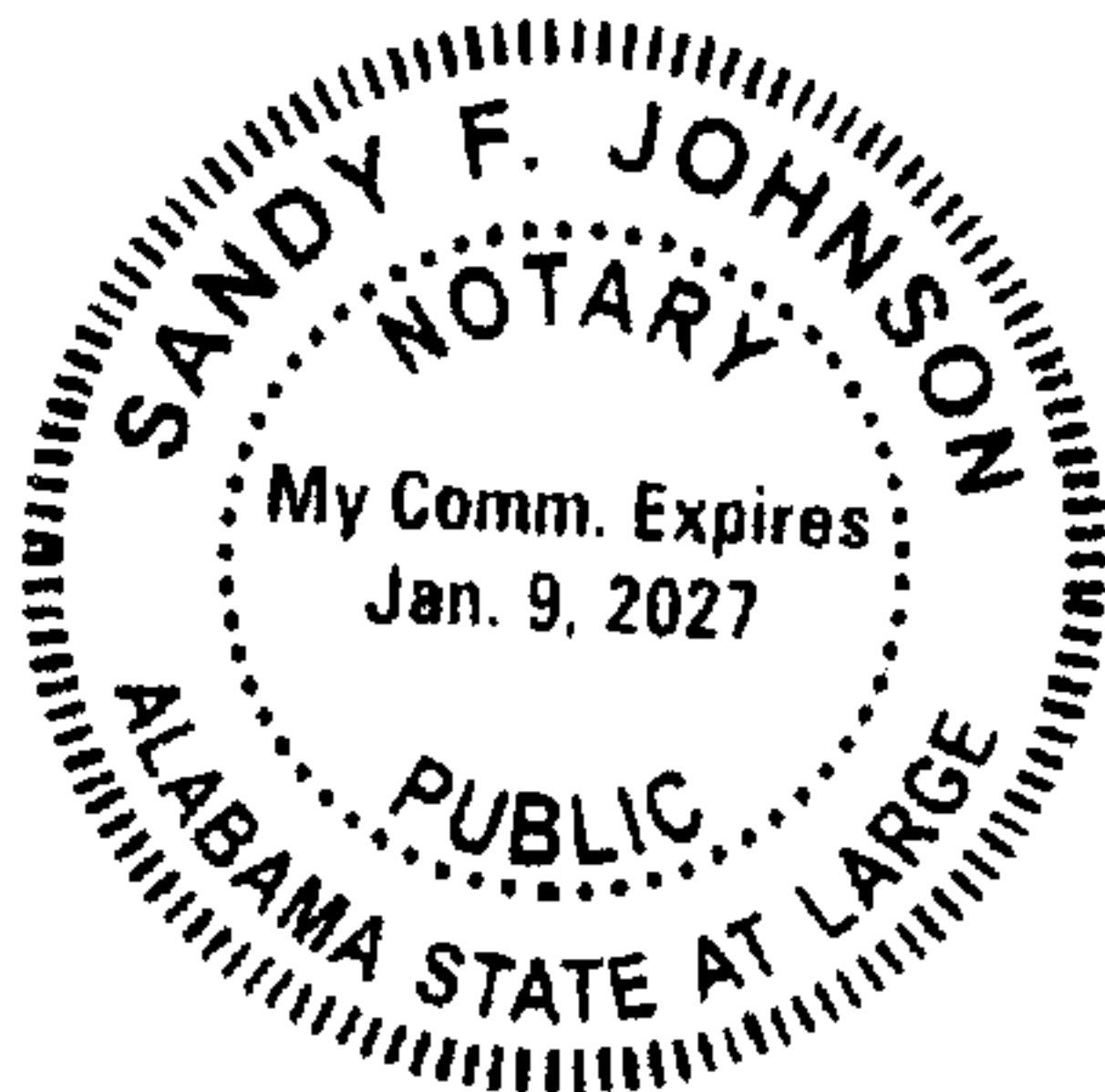
[Signature]
Notary Public
My commission expires: 1/9/2027

Robert Lee Dawson III
Robert Lee Dawson III

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Lee Dawson III, 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 on the day same bears date.

Given under my hand and official seal this 12th day of July, 2023.



[Signature]
Notary Public
My commission expires: 1/9/2027

Amelia Dawson Moss
Amelia Dawson Moss

STATE OF ALABAMA)
COUNTY OF Washington)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amelia Dawson Moss, 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 on the day same bears date.

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

Brenda S. Bryars
Notary Public
My commission expires: 8/23/25

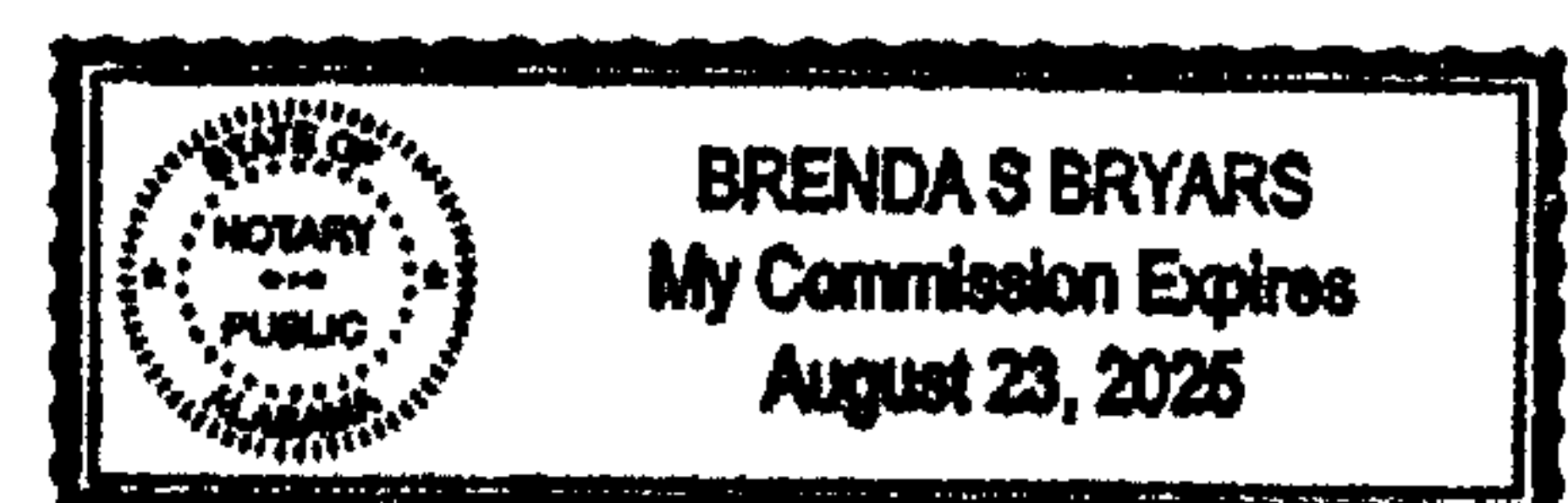


EXHIBIT A

Part of the Southeast Quarter of the Northeast Quarter of Section 08, Township 24 North, Range 13 East, Shelby County, Alabama and being more particularly described as follows:

Commence at a 2 inch capped iron pipe accepted to mark the northeast corner of Southeast Quarter of the Northeast Quarter of said Section 08; thence run west and along the accepted the north line of said Quarter, Quarter 210.12 feet to a $\frac{3}{4}$ inch iron pipe, said point being the Point of Beginning; thence continue west and along the accepted north line of said Quarter, Quarter 1149.14 feet to bent $\frac{1}{2}$ inch rebar, said rebar lying with the intersection of a fence line; thence turn a deflection angle left of 148 degrees, 17 minutes, 48 seconds, and run southeasterly and along said fence line 1250.92 feet to a $\frac{3}{4}$ inch iron pipe, said pipe lying with the intersection the north right-of way of Shelby County Road No. 20; thence turn a deflection angle left of 78 degrees, 43 minutes, 30 seconds, and run northeasterly and along the north right-of way of said road 250.09 feet to a bent $\frac{3}{4}$ inch iron pipe; thence turn a deflection angle left of 110 degrees, 40 minutes, 27 seconds, and run northwesterly 91.00 feet to a fence corner; thence turn a deflection angle right of 67 degrees, 30 minutes, 41 seconds, and run northerly and along said fence line 443.79 feet to the Point of Beginning, thus forming a closing interior angle right of 89 degrees, 59 minutes, 22 seconds.

Part of the Northeast Quarter of the Northeast Quarter of Section 08, Township 24 North, Range 13 East, Shelby County, Alabama and being more particularly described as follows:

As the Point of Beginning, start at a 2 inch capped iron pipe accepted to mark the southeast corner of Northeast Quarter of the Northeast Quarter of said Section 08; thence run west and along the accepted north line of said Quarter, Quarter 1415.34 feet to a $\frac{1}{2}$ inch rebar, said rebar lying with the intersection of a fence line; thence turn a interior angle left of 101 degrees, 01 minutes, 20 seconds, and run northwesterly and along said fence line 132.03 feet to a $\frac{3}{4}$ inch iron pipe, said pipe lying with the intersection of a fence line; thence turn a interior angle left of 75 degrees, 56 minutes, 57 seconds, and run easterly and along said fence line 170.13 feet to a $\frac{3}{4}$ inch iron pipe; thence turn a interior angle left of 179 degrees, 44 minutes, 57 seconds, and run easterly and continuing along said fence line 440.53 feet to a $\frac{3}{4}$ inch iron pipe; thence turn a interior angle left of 179 degrees, 54 minutes, 16 seconds, and run easterly and continuing along said fence line 218.02 feet to a $\frac{1}{2}$ inch capped rebar (CA-965-LS); thence turn a interior angle left of 179 degrees, 27 minutes, 59 seconds and run easterly and continuing along said fence line 209.22 feet to a bent $\frac{3}{4}$ inch iron pipe; thence turn a interior angle left of 181 degrees, 12 minutes, 12 seconds, and run easterly and continuing along said fence line 220.39 feet to a $\frac{3}{4}$ inch iron pipe; thence turn a interior angle left of 173 degrees, 53 minutes, 16 seconds, and run easterly and continuing along said fence line 186.23 feet to a $\frac{3}{4}$ inch iron pipe, said pipe lying with intersection of the east line of said Quarter, Quarter; thence turn a interior angle left of 98 degrees, 51 minutes, 21 seconds, and run southerly and along the east line of said Quarter, Quarter 27.54 feet to the Point of Beginning, thus forming a closing interior angle left of 89 degrees, 57 minutes, 23 seconds.

EXHIBIT "B"

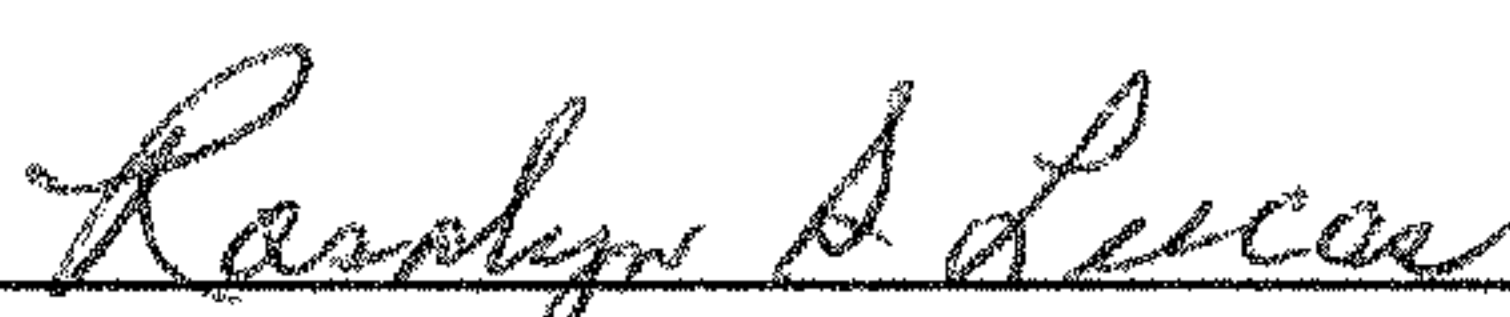
STATE OF ALABAMA)
COUNTY OF SHELBY)

DISINTERESTED PARTY AFFIDAVIT

COME NOW, Rosalyn S. Lucas, and Pleasia Spears as "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. Affiant, Rosalyn S. Lucas hereby acknowledges and confirms that he/she has personal knowledge of the facts stated herein, is over the age of 88 years, competent to execute this Affidavit, and his/her current address is 336 Green Acres, Calera, AL 35040. Said Affiant further states that he/she has no pecuniary or other interest in the estate of Robert Lee Dawson Jr.
2. Affiant, Pleasia Spears hereby acknowledges and confirms that he/she has personal knowledge of the facts stated herein, is over the age of 72 years, competent to execute this Affidavit, and his/her current address is 420 Parkwood Circle, Montevallo, AL 35115. Said Affiant further states that he/she has no pecuniary or other interest in the estate of Robert Lee Dawson Jr.
3. Said Affiants hereby state that they are personally familiar with the family history of Robert Lee Dawson Jr, and hereby acknowledge and confirm that Robert Lee Dawson Jr died on November 3, 2018.
4. Robert Lee Dawson Jr. was the owner of certain real property located in Shelby County, Alabama, which is more particularly described as follows:
See attached "Exhibit B-1"
5. Robert Lee Dawson Jr was married to Janice Dawson at the time of his decease, and was also survived by two children, Robert Lee Dawson III and Amelia Dawson Moss. Robert Lee Dawson Jr was predeceased by his son, John Michael Dawson. Said spouse and children are the only next-of-kin and heirs-at-law of Robert Lee Dawson Jr. At the time of death of Robert Lee Dawson Jr, Janice Dawson, Robert Lee Dawson III, and Amelia Dawson Moss were over the age of nineteen (19) years, and, to the knowledge of the Affiants, of sound mind.
6. Affiants are not aware of any persons or entities who have claim to the real property of which Robert Lee Dawson Jr died seized, other than as designated above.

FURTHERMORE, the Affiants saith naught.



Rosalyn S. Lucas, Affiant

STATE OF ALABAMA)

COUNTY OF Shelby)

Sworn to and subscribed before me this 12th day of July, 2023.



[Signature]
Notary Public
My Commission Expires: 1/9/2027

[Signature]
Pleasia F. Spears, Affiant

STATE OF ALABAMA)
COUNTY OF Shelby)

Sworn to and subscribed before me this 12th day of July, 2023.



[Signature]
Notary Public
My Commission Expires: 1/9/2027

EXHIBIT B-1

Part of the Southeast Quarter of the Northeast Quarter of Section 08, Township 24 North, Range 13 East, Shelby County, Alabama and being more particularly described as follows:

Commence at a 2 inch capped iron pipe accepted to mark the northeast corner of Southeast Quarter of the Northeast Quarter of said Section 08; thence run west and along the accepted the north line of said Quarter, Quarter 210.12 feet to a $\frac{3}{4}$ inch iron pipe, said point being the Point of Beginning; thence continue west and along the accepted north line of said Quarter, Quarter 1149.14 feet to bent $\frac{1}{2}$ inch rebar, said rebar lying with the intersection of a fence line; thence turn a deflection angle left of 148 degrees, 17 minutes, 48 seconds, and run southeasterly and along said fence line 1250.92 feet to a $\frac{3}{4}$ inch iron pipe, said pipe lying with the intersection the north right-of way of Shelby County Road No. 20; thence turn a deflection angle left of 78 degrees, 43 minutes, 30 seconds, and run northeasterly and along the north right-of way of said road 250.09 feet to a bent $\frac{3}{4}$ inch iron pipe; thence turn a deflection angle left of 110 degrees, 40 minutes, 27 seconds, and run northwesterly 91.00 feet to a fence corner; thence turn a deflection angle right of 67 degrees, 30 minutes, 41 seconds, and run northerly and along said fence line 443.79 feet to the Point of Beginning, thus forming a closing interior angle right of 89 degrees, 59 minutes, 22 seconds.

Part of the Northeast Quarter of the Northeast Quarter of Section 08, Township 24 North, Range 13 East, Shelby County, Alabama and being more particularly described as follows:

As the Point of Beginning, start at a 2 inch capped iron pipe accepted to mark the southeast corner of Northeast Quarter of the Northeast Quarter of said Section 08; thence run west and along the accepted north line of said Quarter, Quarter 1415.34 feet to a $\frac{1}{2}$ inch rebar, said rebar lying with the intersection of a fence line; thence turn a interior angle left of 101 degrees, 01 minutes, 20 seconds, and run northwesterly and along said fence line 132.03 feet to a $\frac{3}{4}$ inch iron pipe, said pipe lying with the intersection of a fence line; thence turn a interior angle left of 75 degrees, 56 minutes, 57 seconds, and run easterly and along said fence line 170.13 feet to a $\frac{3}{4}$ inch iron pipe; thence turn a interior angle left of 179 degrees, 44 minutes, 57 seconds, and run easterly and continuing along said fence line 440.53 feet to a $\frac{3}{4}$ inch iron pipe; thence turn a interior angle left of 179 degrees, 54 minutes, 16 seconds, and run easterly and continuing along said fence line 218.02 feet to a $\frac{1}{2}$ inch capped rebar (CA-965-LS); thence turn a interior angle left of 179 degrees, 27 minutes, 59 seconds and run easterly and continuing along said fence line 209.22 feet to a bent $\frac{3}{4}$ inch iron pipe; thence turn a interior angle left of 181 degrees, 12 minutes, 12 seconds, and run easterly and continuing along said fence line 220.39 feet to a $\frac{3}{4}$ inch iron pipe; thence turn a interior angle left of 173 degrees, 53 minutes, 16 seconds, and run easterly and continuing along said fence line 186.23 feet to a $\frac{3}{4}$ inch iron pipe, said pipe lying with intersection of the east line of said Quarter, Quarter; thence turn a interior angle left of 98 degrees, 51 minutes, 21 seconds, and run southerly and along the east line of said Quarter, Quarter 27.54 feet to the Point of Beginning, thus forming a closing interior angle left of 89 degrees, 57 minutes, 23 seconds.

EXHIBIT "C"

STATE OF ALABAMA)
COUNTY OF SHELBY)

HEIRSHIP AFFIDAVIT

COME NOW, Janice Dawson, Robert Lee Dawson III, and Amelia Dawson Moss, 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, each Affiant is over the age of nineteen (19) years, each Affiant is of sound mind and competent to execute this Affidavit.
2. On October 24, 1977, Robert Lee Dawson, Jr. and Janice Dawson, pursuant to instrument recorded at Deed Book 308, Page 528, in the Office of the Probate Judge, Shelby County, Alabama, received a conveyance of certain real estate situated in Shelby County, Alabama. Said Deed did not contain a survivorship provision.

The above referenced real estate is hereinafter described, as follows:

See attached "Exhibit C-1"

3. On or about November 3, 2018, Robert Lee Dawson Jr died testate, and his estate was never submitted to probate, and no such probate proceedings are anticipated.
4. Upon the date of the decease of Robert Lee Dawson Jr, he left the following heirs and next-of-kin to survive him:

Janice Dawson
Surviving Spouse
1876 Court St
Chatom, AL 36518

Robert Lee Dawson III
Surviving Son
4500 Highway 20
Calera AL 35040

Amelia Dawson Moss
Surviving Daughter
PO Box 651
Chatom, AL 36518

5. All of the above designated survivors, who are the only heirs and next of kin of Robert Lee Dawson Jr, are over the age of nineteen (19) years, and of sound mind. Furthermore, Robert Lee Dawson Jr. left to survive him no other natural children, adopted children, or survivors thereof. Robert Lee Dawson, Jr. was predeceased by his son, John Michael Dawson.
6. All debts and charges against the estate of Robert Lee Dawson Jr. have heretofore been paid and satisfied.

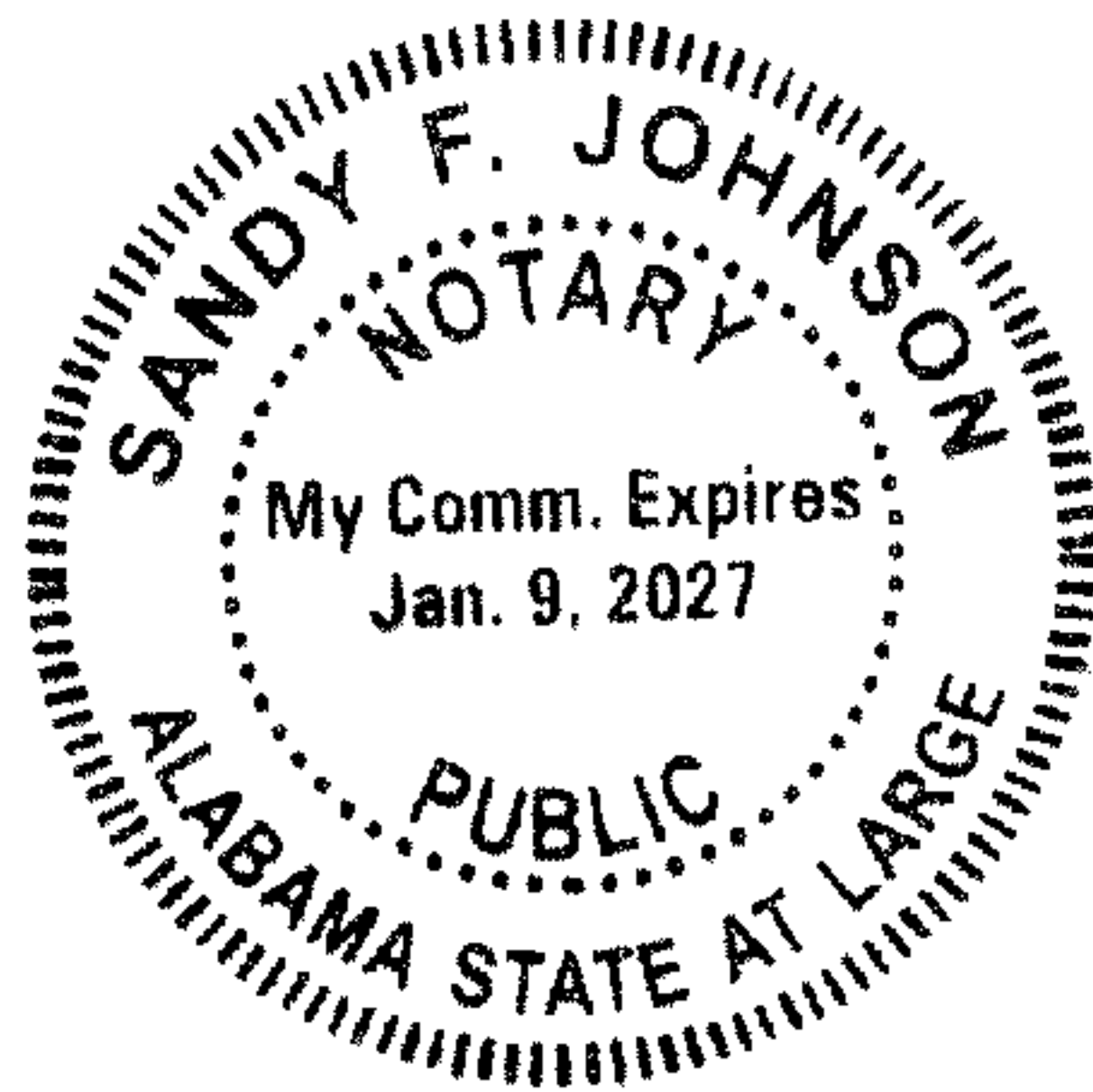
Janice B. Dawson
Janice Dawson

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Janice Dawson**, 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 12th day of July, 2023.



[Signature]
Notary Public
My commission expires: 1/9/2027

[Signature]
Robert Lee Dawson III

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Robert Lee Dawson III**, 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 affidavit, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of July, 2023.



[Signature]
Notary Public
My commission expires: 1/9/2027

[Signature]
Amelia Dawson Moss

STATE OF Alabama)
COUNTY OF Washington)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Amelia Dawson Moss**, 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 10 day of July, 2023.

[Signature]
Notary Public
My commission expires: 8/23/25

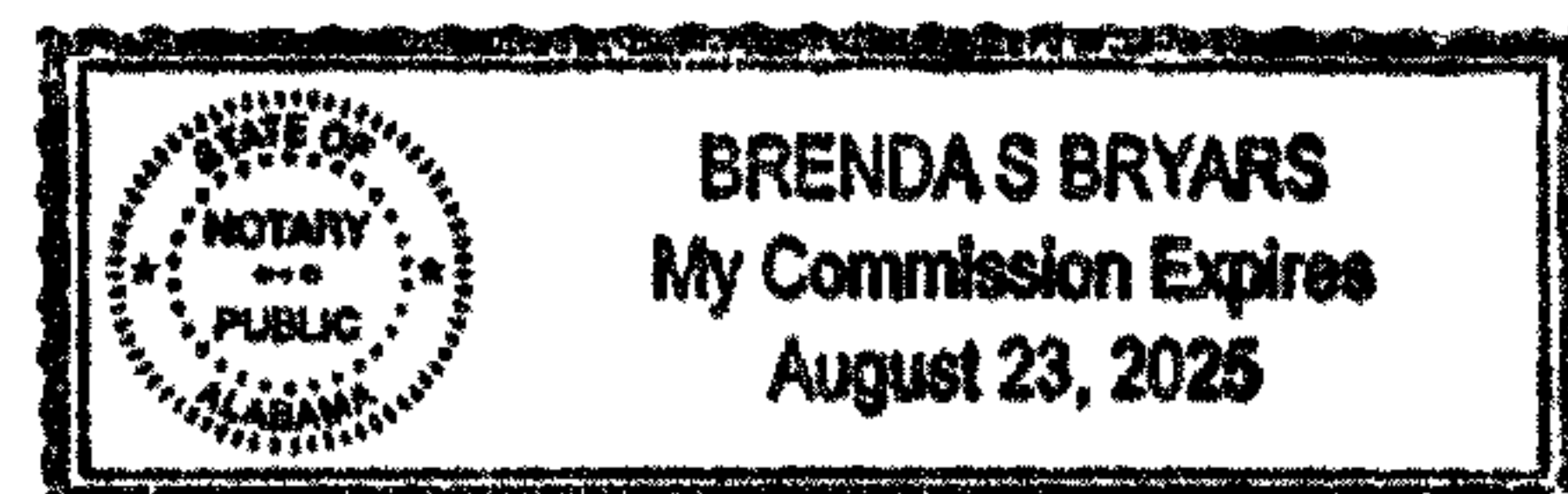


EXHIBIT C-1

Part of the Southeast Quarter of the Northeast Quarter of Section 08, Township 24 North, Range 13 East, Shelby County, Alabama and being more particularly described as follows:

Commence at a 2 inch capped iron pipe accepted to mark the northeast corner of Southeast Quarter of the Northeast Quarter of said Section 08; thence run west and along the accepted the north line of said Quarter, Quarter 210.12 feet to a $\frac{3}{4}$ inch iron pipe, said point being the Point of Beginning; thence continue west and along the accepted north line of said Quarter, Quarter 1149.14 feet to bent $\frac{1}{2}$ inch rebar, said rebar lying with the intersection of a fence line; thence turn a deflection angle left of 148 degrees, 17 minutes, 48 seconds, and run southeasterly and along said fence line 1250.92 feet to a $\frac{3}{4}$ inch iron pipe, said pipe lying with the intersection the north right-of way of Shelby County Road No. 20; thence turn a deflection angle left of 78 degrees, 43 minutes, 30 seconds, and run northeasterly and along the north right-of way of said road 250.09 feet to a bent $\frac{3}{4}$ inch iron pipe; thence turn a deflection angle left of 110 degrees, 40 minutes, 27 seconds, and run northwesterly 91.00 feet to a fence corner; thence turn a deflection angle right of 67 degrees, 30 minutes, 41 seconds, and run northerly and along said fence line 443.79 feet to the Point of Beginning, thus forming a closing interior angle right of 89 degrees, 59 minutes, 22 seconds.

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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 Janice Dawson, et al.
 Mailing Address 1876 Court St
Chatom, AL 36518

Grantee's Name Janice Dawson
 Mailing Address 1876 Court St
Chatom, AL 36518

Property Address 4500 Co Rd 20
Calera, AL 35080

Date of Sale July 12, 2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 104,000.00 (1/2 assessed value)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/10/2024 10:30:11 AM
 \$155.00 JOANN
 20240910000280240

The purchase price or actual value claimed Allen S. Beal can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☒ Other Assessed Value

☐ Closing Statement

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 7/12/2023

Print Sandy F. Johnson

Sign [Signature]

 Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1