



20241112000351720 1/3 \$54.50
Shelby Cnty Judge of Probate, AL
11/12/2024 02:33:38 PM FILED/CERT

STATE OF ALABAMA **

**

ADMINISTRATOR'S DEED

SHELBY COUNTY **

KNOW ALL MEN BY THESE PRESENTS, that by a Decree dated the 27th day of October, 2023, rendered by the Probate Court of Calhoun County, Alabama, in the case of the Estate of Patricia Ann Jackson, deceased, Case No. 2023-0517, I, Melissa DeSimone, as Administrator of the Estate of Patricia Ann Jackson, deceased was authorized to and directed to execute a deed to the property hereinafter described.

NOW THEREFORE, in consideration of the foregoing and the sum of TEN AND 00/100'S (\$10.00) DOLLARS in hand paid by Phillip Jackson, and in conformity with and pursuant to the authority of said Decree, I, **MELISSA DESIMONE, as Administrator of the Estate of Patricia Ann Jackson, deceased**, do hereby GRANT, BARGAIN, SELL AND CONVEY unto **PHILLIP JACKSON**, a single man, all of the right, title, interest and estate of Patricia Ann Jackson, deceased, in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, Township 20 South, Range 1 East; thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 355.25 feet; thence turn an angle of 92 degrees 11 minutes 45 seconds to the left and run a distance of 340.24 feet; thence turn an angle of 54 degrees 20 minutes 35 seconds to the right and run a distance of 309 feet to the point of beginning; thence continue last named course for a distance of 210 feet; thence turn left an angle of 97 degrees 06 minutes 35 seconds for a distance of 211.11 feet to a point on the NE right of way of Shelby County Highway #61; thence turn left an angle of 82 degrees 53 minutes 25 seconds and run Southeasterly along said right of way 210 feet; thence turn left an angle of 97 degrees 06 minutes 35 seconds and run a distance of 211.11 feet to the point of beginning.

All my undivided right, title and interest in and to the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the Northeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama and run thence Westerly along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 620.43 feet to a point; thence turn an angle of 90 degrees 04 minutes 45 seconds right and run Southerly a distance of 282.10 feet to the point of beginning of the tract being described; thence continue along last described course a distance of 77.89 feet to a point; thence turn an angle of 89 degrees 55 minutes 15 seconds to the left and run Easterly along the South line of the Burk property a distance of 290.50 feet to a point; thence turn an angle of 89 degrees 55 minutes 15 seconds to the right and run Southerly a distance of 170.08 feet to a point; thence turn an angle of 31 degrees 09 minutes 07 seconds to the right and run Southwesterly a distance of 308.18 feet to a point; thence turn an angle of 14 degrees 37 minutes 38 seconds to the right and continue Southwesterly a distance of 211.11 feet to a point on the East right of way of Shelby County Highway #61; thence turn an angle of 97 degrees 06 minutes 35 seconds to the right and run Northwesterly along said right of way line a distance of 115.0 feet to a point; thence turn an angle of 92 degrees 40 minutes 05 seconds to the right and run Northeasterly a distance of 211.11 feet to a point; thence turn an angle of 83 degrees 06 minutes 25 seconds to the left and run Northwesterly a distance of 210.0 feet to a point; thence turn an angle of 97 degrees 19 minutes 55 seconds to the left and run Southwesterly a distance of 209.59 feet to a point on the same said East right of way line of Shelby County Highway #61; thence turn an angle of 97 degrees 22 minutes 06 seconds to the right and run Northwesterly along said right of way line of Highway 61 a distance of 134.83 feet to a point on the Southerly right of way line of a future proposed street; thence turn an angle of 82 degrees 49 minutes 49 seconds to the right and run Northeasterly along said future right of way line of said future street a distance of 418.60 feet to the point of beginning. Subject to all agreements, easements and/or restrictions of probated record.

LESS AND EXCEPT:

A parcel in the Northeast Quarter of the Southwest Quarter of Section 25, Township 20 South, Range 1 East in Shelby County, Alabama and being more particularly described as follows: Commence at the Northeast corner of said

Shelby County, AL 11/12/2024
State of Alabama
Deed Tax: \$26.50

Quarter-Quarter Section and run Westerly along the North line of said Quarter-Quarter Section for 620.43 feet to a point; thence turn a deflection angle of 89 degrees 55 minutes 15 seconds to the left and run in a Southerly direction for 288.79 feet to a 5/8" rebar set at the point of beginning; thence continue on last stated course and run in a Southerly direction for 77.89 feet to a 5/8" rebar set; thence turn a deflection angle of 91 degrees 41 minutes 25 seconds to the left and run in an Easterly direction for 170.08 feet to a 5/8" rebar set; thence turn a deflection angle of 135 degrees 44 minutes 10 seconds to the right and run in a Southwesterly direction for 294.83 feet to a 5/8" rebar set; thence turn a deflection angle of 97 degrees 06 minutes 35 seconds to the left and run in a Southwesterly direction for 211.11 feet to a 5/8" rebar set on the Northeasterly right-of-way of Shelby County Highway #61 (80' right-of-way); thence turn a deflection angle of 97 degrees 06 minutes 35 seconds to the right and run in a Northwesterly direction along said right of way for 135.83 feet to an existing 1/2" rebar; thence turn a deflection angle of 82 degrees 49 minutes 50 seconds to the right and run in a Northeasterly direction for 418.60 feet to the point of beginning.

Together with a manufactured home having a serial number of CLA056951TN.

The above-described property is the same property described in that certain Statutory Warranty Deed which is filed for record in Instrument 20110202000037390, Probate Office, Shelby County, Alabama, dated February 2, 2011.

Subject to taxes for current year, easements of record, easements as located, and restrictions of record, if any.

Deed prepared from legal description furnished by client without the benefit of a title search.

TO HAVE AND TO HOLD said property unto Phillip Jackson, his heirs and assigns, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 11th day of October, 2024.

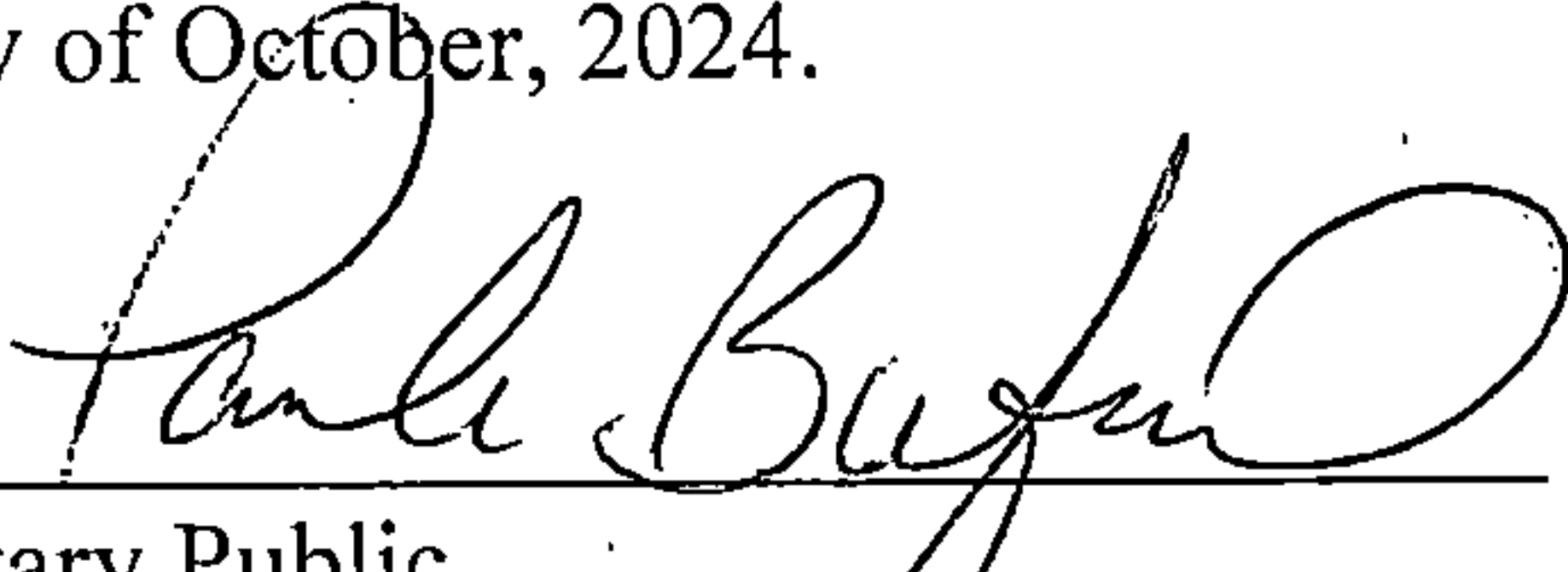
Estate of Patricia Ann Jackson, deceased

By: 
MELISSA DESIMONE, Administrator

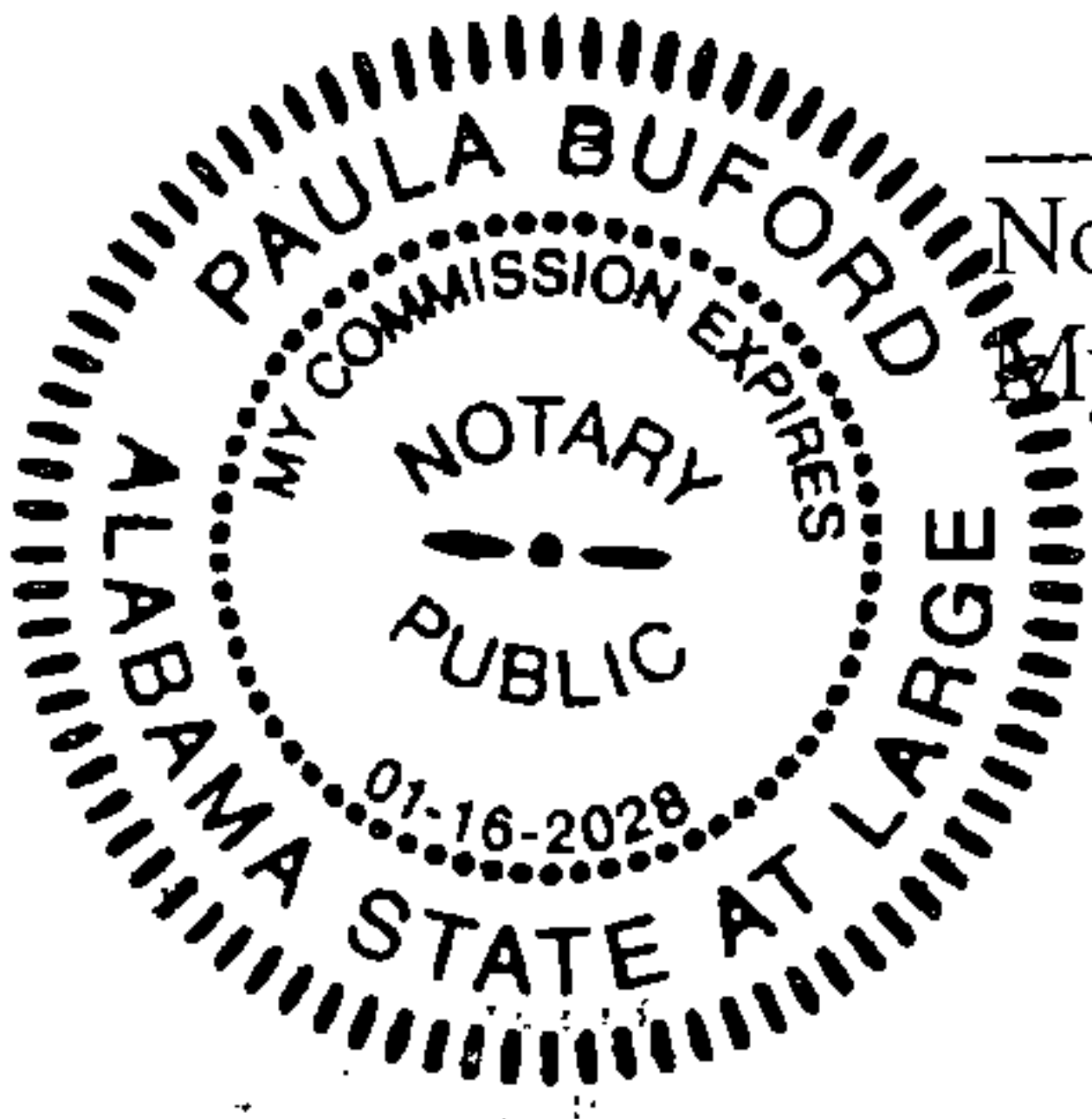
STATE OF ALABAMA **
CALHOUN COUNTY **

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that MELISSA DESIMONE, as Administrator of the Estate of Patricia Ann Jackson, deceased, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of October, 2024.



Notary Public
My Commission Expires;



Grantee's Mailing Address
11856 Hwy 61
Wilsonville, AL 35186

Document prepared by:
Bruce N. Adams, Esq.
Bruce N. Adams, PC
1304 Noble Street
Anniston, Alabama 36201
Phone: (256) 237-3339

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name ESTATE OF PATRICIA ANN JACKSON
Mailing Address 499 LIBERTY LANE
ANNISTON, AL 36207

Grantee's Name PHILLIP JACKSON
Mailing Address 11856 AL HWY 61
WILSONVILLE, AL 35186

Property Address 11856 AL HWY 61
WILSONVILLE, AL 35186

Date of Sale _____
Total Purchase Price \$ 0.00

or
Actual Value \$

or
Assessor's Market Value \$ 52,390



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The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other 26,195 - 1/2

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 11/12/24

Print PHILLIP JACKSON

☐ Unattested

(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1