



20250204000034850 1/10 \$55.00  
Shelby Cnty Judge of Probate, AL  
02/04/2025 04:05:28 PM FILED/CERT

STATE OF ALABAMA )  
SHELBY COUNTY )

**AFFIDAVIT OF FRIEDA NEELY ABRAMS**

Before me, the undersigned authority, a notary public in and for said County, in said State, personally appeared Frieda Neely Abrams, who, after being by me first duly sworn, deposes and says as follows:

My name is Frieda Neely Abrams, and I am over twenty-one (21) years of age. I am a bona fide resident citizen of Columbiana, Alabama, and have been a bona fide resident citizen of Shelby County, Alabama, for my entire life.

I am the daughter of Arthur Neely, a/k/a Arthur Neely, Sr., and wife, Willie Pearl B. Neely, a/k/a Pearl Neely, who are both deceased. I am the sister of Patricia Ann Neely Wilson, Arthur Neely, Jr., deceased, and William Neely, deceased. My father, Arthur Neely, died when I was a child, and my mother, Willie Pearl B. Neely, died thereafter on or about November 26, 2000, as an unmarried woman.

The Last Will and Testament of my mother, Willie Pearl B. Neely, a/k/a Pearl Neely, was admitted to probate by the Probate Court of Shelby County, Alabama, in Case No. 41-034, on February 13, 2001. The Probate Court entered a Decree Admitting Will to Probate & Granting Letters Testamentary, and issued Letters Testamentary, on February 13, 2001. I am identified as a daughter of my mother in her Will and in the Petition for Probate of Will, along with my sister, Patricia Ann Neely Wilson.

In Item Four of the probated Last Will and Testament of my mother, Willie Pearl B. Neely, a/k/a Pearl Neely, I was devised equal ownership rights in all real property (pursuant to a residuary devise) of my mother at the time of her death, along with my brother, Arthur Neely, Jr., and my sister, Patricia Ann Neely Wilson. Arthur Neely, Jr. has since died, married but with no children, and his spouse is now deceased. Consequently, I have an interest in all real property owned by my mother, Willie Pearl B. Neely, a/k/a Pearl Neely, or in which she had an interest, at the time of her death.

It appears my sister, Patricia Ann Neely Wilson, has attempted to sell real property previously owned by my mother, Willie Pearl B. Neely, a/k/a Pearl Neely, without advising me of such, or obtaining my consent and approval, and



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Shelby Cnty Judge of Probate, AL  
02/04/2025 04:05:28 PM FILED/CERT

in which I have a significant ownership interest. My sister, Patricia Ann Neely Wilson, has stated on various deeds that she is the sole surviving heir of my mother, Willie Pearl B. Neely, a/k/a Pearl Neely, which is absolutely not true. Further, I have an ownership interest in accordance with the probated Will of my mother, Willie Pearl B. Neely, a/k/a Pearl Neely.

Attached hereto as Exhibit "A" is a copy of a corrective Warranty Deed dated October 10, 2024, and recorded with the Shelby County Judge of Probate as Instrument No. 20241016000324940, which was signed by my sister, Patricia Ann Neely Wilson. Attached hereto as Exhibit "B" is a copy of a corrective Warranty Deed dated October 10, 2024, and recorded with the Shelby County Judge of Probate as Instrument No. 20241016000324930, which was signed by my sister, Patricia Ann Neely Wilson. I hereby assert an ownership interest in any and all property purportedly conveyed, or attempted to be conveyed, by my sister, Patricia Ann Neely Wilson, which was devised to me by my mother, Willie Pearl B. Neely, a/k/a Pearl Neely, or in which I may otherwise have inherited from my mother or father. I object to any actions taken in regard to any such property without my consent and approval.

The purported attempt by my sister to convey title to property in which I have an interest does not change, alter or diminish my rights and ownership in and to the said property I acquired from my mother, and any Grantee can only have received a conveyance of my sister's interest. I also have an equal right of possession and authority in and to said property, which was devised my mother, and as sought to be conveyed by my sister. I do not agree to any actions or activity taken in regard to said property, without my specific consent and approval - - and I have not given any authorization for such.

This the 3<sup>rd</sup> day of February, 2025.

  
Frieda Neely Abrams





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Shelby Cnty Judge of Probate, AL  
02/04/2025 04:05:28 PM FILED/CERT

Sworn to and subscribed before me this 3<sup>rd</sup> day of February 2025.

Kimi M. Foster

Notary Public

My Commission Expires: 1-4-2027

This instrument was prepared by:

Ellis, Head, Owens & Justice  
113 North Main Street  
P. O. Box 587  
Columbiana, Alabama 35051

Poor Quality

Exhibit "A"

20241016000324940  
10/16/2024 01:43:12 PM  
CORDEED 1/4

20241010000319190  
10/10/2024 02:14:20 PM  
DEEDS 1/3

This instrument is being re-recorded to correct the legal description.



20250204000034850 4/10 \$55.00  
Shelby Cnty Judge of Probate, AL  
02/04/2025 04:05:28 PM FILED/CERT

This Instrument was Prepared by:

Send Tax Notice To: Brian Thomas Properties, LLC  
AL

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-24-30134

### WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Forty Thousand Dollars and No Cents (\$40,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Patricia Wilson, a woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Brian Thomas Properties, LLC, an Alabama Limited Liability Company, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantor herein or spouse, if any.

Patricia Wilson, Patricia N. Wilson and Patricia Ann Wilson are all one in the same person.

Grantor herein is the surviving heir at law of Pearl Neely, having died on November 26, 2000.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 Grantees, 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 noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10<sup>th</sup> day of October, 2024.



Patricia Wilson

Poor Quality

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Patricia Wilson, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10<sup>th</sup> day of October, 2024.

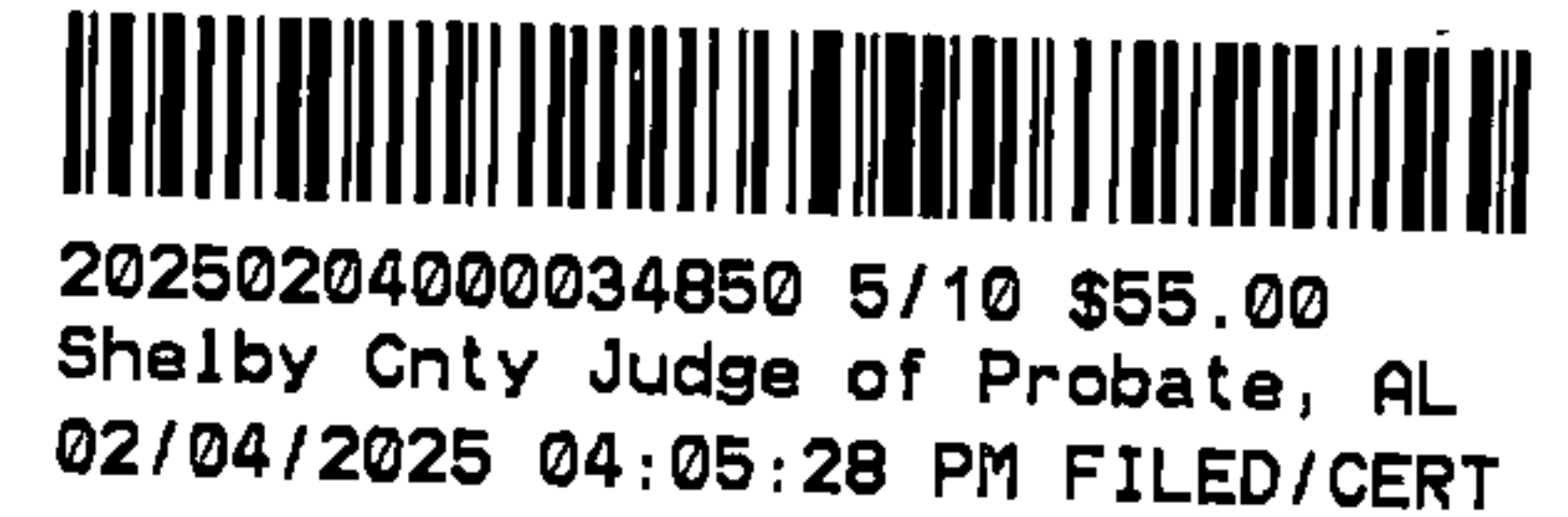


Notary Public, State of Alabama

My Commission Expires: 8-19-25





**EXHIBIT "A"****Parcel 1:**

A parcel of land lying in the NE 1/4 of the SE 1/4 of Section 35, Township 21 South, Range 1 West, being more particularly described as follows:

Begin at the SW corner of the SW 1/4 of SW 1/4 of Section 36, Township 21 South, Range 1 West and run along said forty acre line North 2 degrees 30 minutes West 1325.2 feet, more or less, along the West line of the property deed to the H.G. Gordon family and the East line of the properties deed to the Bryant, Carter, Brown, Buje, Harris, Underwood, Thomas, Wilson, and Neely families to the point of beginning; thence continue along this forty acre line 257.4 feet, more or less, to the SE corner of the property deeded to T.J. Foster family; thence turn left and run West along the South line of the T.J. Foster property 88 feet, more or less, to the NE corner of the property deeded to Pearl Neely; thence turn left and run South along the East line of the property deeded to Pearl Neely 257.4 feet, more or less; thence turn left and run East along the line of Pearl Neely property, a distance of 63.5 feet, more or less, to the point of beginning.

**Parcel 2:**

A parcel of land lying in the East 1/2 of the SE 1/4, Section 35, Township 21 South, Range 1 West, being more particularly described as follows:

Commence at the Southwest corner of the SW 1/4 of SW 1/4, m Section 36, Township 21 South, Range 1 West, and run along said forty acre line North 2 degrees 30 minutes West 457.4 feet; thence continue along the same forth acre line 610 feet to a starting point; thence South 84 degrees 15 minutes West 787.5 feet, more or less, to the right of way line of Egg and Butter Road; and along the North line of the plot of land conveyed to Jack Thomas and wife; Louise Thomas; thence North 11 degrees 15 minutes West 243.6 feet along the Egg and Butter Road; thence North 21 degrees 15 minutes West 14.2 feet to the South line of the plot of land conveyed to Arthur and Pearl Neeley by Pearl C. Nelson; thence East along the said South line 825 feet, more or less, to the forty acre line; thence South and along the said forty acre line 257.8 feet to the point of beginning.

**LESS AND EXCEPT:**

Commence at the Southeast corner of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed North 2 degrees 50 minutes West along the East boundary of said Section for a distance of 1067.4 feet; thence turn an angle of 94 degrees 08 minutes to the left and proceed South 83 degrees 02 minutes West for a distance of 759.87 feet to a point on the Easterly boundary of the Egg and Butter Road; thence turn an angle of 82 degrees 40 minutes to the right and proceed Northerly along the Easterly boundary of said road for a distance of 128.9 feet to the point of beginning; from this beginning point, continue Northerly along the Easterly boundary of said road for a distance of 128.9 feet; thence turn an angle of 97 degrees 20 minutes to the right and proceed North 83 degrees 02 minutes East for a distance of 350 feet; thence turn an angle of 82 degrees 40 minutes to the right and proceed Southerly for a distance of 128.9 feet; thence turn an angle of 97 degrees 20 minutes to the right and proceed South 83 degrees 02 minutes West for a distance of 350 feet to the point of beginning.

The above described land is located in the Southeast One-Fourth of the Southeast One-Fourth of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama.

**ALSO, LESS AND EXCEPT:**

That part of the SE 1/4 of the SE 1/4 of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said Section 35; thence run North 02 degrees 50 minutes West along the East Section line 1067.4 feet to the point of beginning; thence continue last course 128.18 feet; thence turn left 94 degrees 08 minutes and run West 785.56 feet to a point on the East right of way line of Shelby County Highway #37, known as the Egg and Butter Road; thence turn left 97 degrees 20 minutes and run South along said right of way line 128.9 feet; and thence turn left 82 degrees 40 minutes and run East 759.87 feet to the point of beginning. According to the legal description of Amos Cory, R.L.S. #10550, based on survey of Dowell M. Ray, RLS #1719, dated May 14, 1979.



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Shelby Cnty Judge of Probate, AL  
02/04/2025 04:05:28 PM FILED/CERT

**Parcel 3:**

Commence at the Southeast corner of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed North 2 degrees 50 minutes West along the East boundary of said Section for a distance of 1067.4 feet; thence turn an angle of 94 degrees 08 minutes to the left and proceed South 83 degrees 02 minutes West for a distance of 759.87 feet to a point on the Easterly boundary of the Egg and Butter Road; thence turn an angle of 82 degrees 40 minutes to the right and proceed Northerly along the Easterly boundary of said road for a distance of 128.9 feet to the point of beginning; from this beginning point, continue Northerly along the Easterly boundary of said road for a distance of 128.9 feet; thence turn an angle of 97 degrees 20 minutes to the right and proceed North 83 degrees 02 minutes East for a distance of 350 feet; thence turn an angle of 82 degrees 40 minutes to the right and proceed Southerly for a distance of 128.9 feet; thence turn an angle of 97 degrees 20 minutes to the right and proceed South 83 degrees 02 minutes West for a distance of 350 feet to the point of beginning.

The above described land is located in the Southeast One-Fourth of the Southeast One-Fourth of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL  
02/04/2025 04:05:28 PM FILED/CERT

20241010000319190 10/10/2024 02:14:20 PM DEEDS 3/3



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/10/2024 02:14:20 PM  
\$68.00 PAYGE  
20241010000319190

*Alvin S. Bayl*

Real Estate Sales Validation Form

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

Grantor's Name	Patricia Ann Wilson	Grantee's Name	Brian Thomas Properties, LLC
Mailing Address	<i>175 Baron Dr</i>	Mailing Address	<i>175 Baron Dr</i>
	<i>Chickasha, AL 35043</i>		<i>Chickasha, AL 35043</i>
Property Address	0 Egg and Butter Road	Date of Sale	October 10, 2024
	Columbiana, AL 35051	Total Purchase Price	\$40,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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.

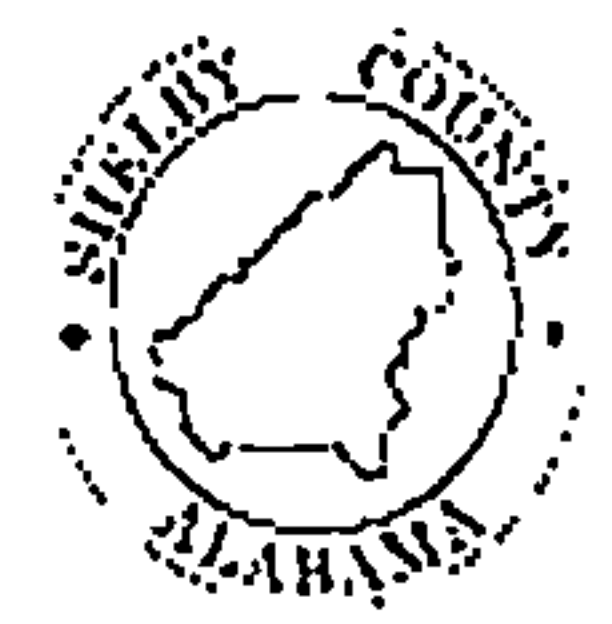
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 of 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	October 09, 2024	Print	Patricia Ann Wilson
Unattested		Sign	<i>Patricia Ann Wilson</i>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/16/2024 01:43:12 PM  
\$33.00 BRITTANI  
20241016000324940

Form RT-1

*Alvin S. Bayl*

Exhibit "B"

20241016000324930  
10/16/2024 01:40:02 PM  
CORDEED 1/3

This instrument is being re-recorded to correct the legal description

20241010000319160  
10/10/2024 02:14:16 PM  
DEEDS 1/3



20250204000034850 8/10 \$55.00  
Shelby Cnty Judge of Probate, AL  
02/04/2025 04:05:28 PM FILED/CERT

This instrument was Prepared by:

Send Tax Notice To: Larry Pickett

Mike T. Aichison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-24-30135

### WARRANTY DEED

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Forty Eight Thousand Dollars and No Cents (\$48,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Patricia Wilson, a SINGLE woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Larry Pickett, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2025 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Grantor herein is the surviving heir at law of Arthur Neely Sr, having died May 17, 1969 and Pearl Neely, having died November 26, 2000. Arthur Neely Sr and Pearl Neely had 2 sons, Arthur Neely Jr, who deceased leaving no spouse or children and William Neely, who is also deceased leaving no spouse or children.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 Grantees, 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 noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 11<sup>th</sup> day of October, 2024

Patricia Wilson

Patricia Wilson

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Patricia Wilson, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

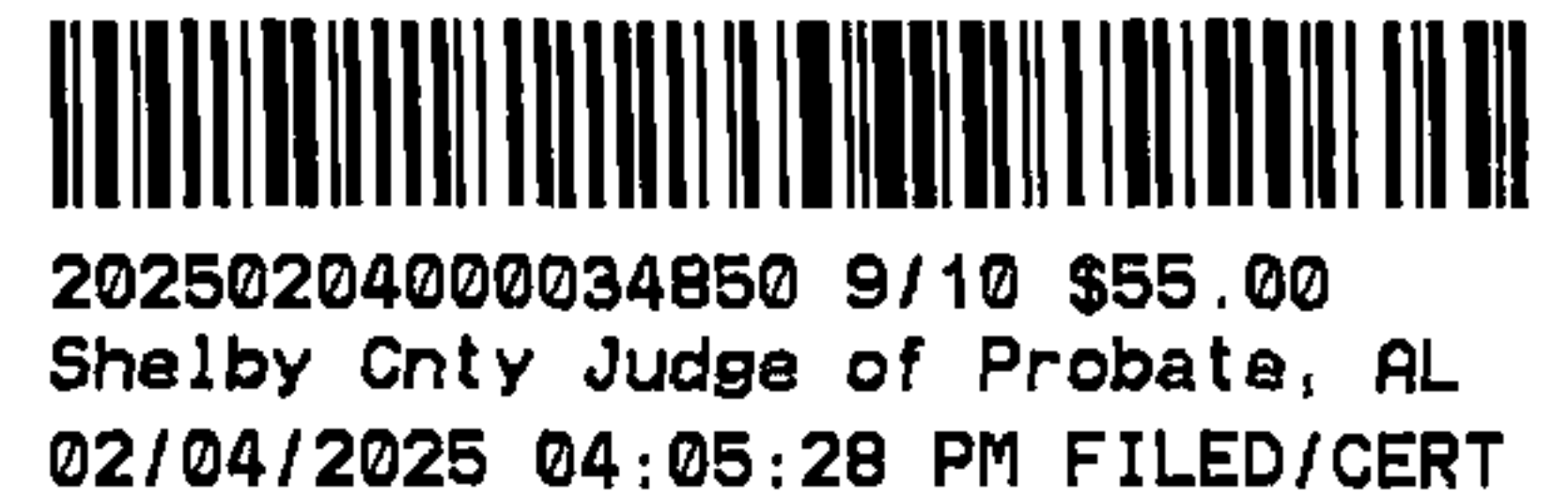
Given under my hand and official seal this the 16<sup>th</sup> day of October, 2024

April Clark  
Notary Public, State of Alabama

My Commission Expires: 8-17-28







## EXHIBIT "A"

### Parcel 1:

Beginning at the Southwest corner of the SW 1/4 of SW 1/4 of Section 36, Township 21 South, Range 1 West, and run along said forty acre line North 2 degrees 30 minutes West 457.4 feet; thence South 84 degrees 15 minutes West 665 feet; thence North 13 degrees 15 minutes West 410 feet; thence North 11 degrees 15 minutes West 443.6 feet; thence North 21 degrees 15 minutes West 9.2 feet to a starting point; thence North along the same line 50 feet to join the plot of land owned by Arthur and Pearl Neeley at the Southwest corner along the right of way of the Egg and Butter Road; thence East along the South line of Arthur and Pearl Neeley for 525 feet; thence North 207.4 feet along the East line of said lot; thence East 236.5 feet; thence South 257.4 feet; thence West 761.5 feet to the point of beginning.

ALSO, beginning at the Southeast corner of the SW 1/4 of SW 1/4 of Section 36, Township 21 South, Range 1 West, and run along said forty acre line North 2 degrees 30 minutes West 457.4 feet; thence South 84 degrees 15 minutes West 665 feet; thence North 13 degrees 15 minutes West 410 feet; thence North 11 degrees 11 minutes West 443.6 feet; thence North 21 degrees 15 minutes West 59.2 feet to a starting point; thence North along the same line 207.4 feet to joint the plot of land owned by Edd Walker at the Southwest corner along the right of way of the Egg and Butter Road; thence East along the South line of said Edd Walker property 525 feet; thence South 207.4 feet; thence West 525 feet to the starting point.

### Parcel 2:

That part of the SE 1/4 of the SE 1/4 of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said Section 35; thence run North 02 degrees 50 minutes West along the East Section line 1067.4 feet to the point of beginning; thence continue last course 128.18 feet; thence turn left 94 degrees 08 minutes and run West 785.56 feet to a point on the East right of way line of Shelby County Highway #37, known as the Egg and Butter Road; thence turn left 97 degrees 20 minutes and run South along said right of way line 128.9 feet; and thence turn left 82 degrees 40 minutes and run East 759.87 feet to the point of beginning. According to the legal description of Amos Cory, R.L.S. #10550, based on survey of Dowell M. Ray, RLS #1719, dated May 14, 1979.

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Shelby Cnty Judge of Probate, AL  
02/04/2025 04:05:28 PM FILED/CERT

20241010000319160 10/10/2024 02:14:16 PM DEEDS 3/3



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/10/2024 02:14:16 PM  
\$76.00 BRITTANI  
20241010000319160

Alicia S. Bayl

## Real Estate Sales Validation Form

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

Grantor's Name	Patricia Wilson	Grantee's Name	Larry Pickett
Mailing Address	PO Box 42 Columbiana AL 35051	Mailing Address	115 Nelson Walker Rd Columbiana AL 35051
Property Address	0 Egg and Butter Road Columbiana, AL 35051	Date of Sale	October 10, 2024
		Total Purchase Price	\$48,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 October 09, 2024

Print Patricia Wilson

Unattested

Sign (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/16/2024 01:40:02 PM  
\$29.00 DANIEL  
20241016000324930

Alicia S. Bayl