



ELECTRONICALLY FILED
11/8/2016 10:24 AM
58-CV-2016-900053.00
CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA
MARY HARRIS, CLERK

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

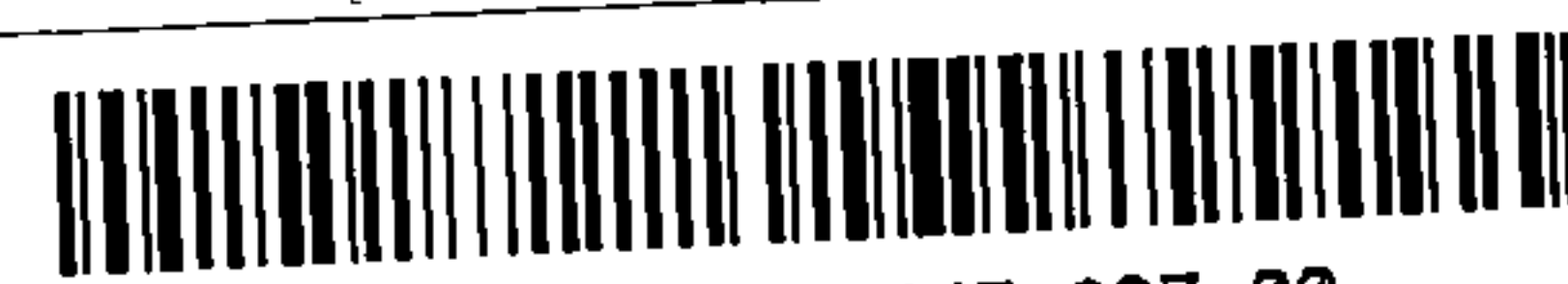
Jennie Jo Cox Parrish, Debra Cox
McCurdy, and Shirley Cox Wise, as co-
trustees of the Jo Anne Cox Testamentary
Trust,

Plaintiffs,

v.

Perry Eugene Cox, Jr.,

Defendant,



20250905000273220 1/5 \$37.00
Shelby Cnty Judge of Probate, AL
09/05/2025 01:41:01 PM FILED/CERT

Case No.: 58-CV-2016-900053

JOINT ORDER

The Court enters this Order on the Joint Motion of Plaintiffs Jennie Jo Cox Parrish, Debra Cox McCurdy, and Shirley Cox Wise in their capacities as co-trustees of the Jo Anne Cox Testamentary Trust (the "Trust"), and Defendant Perry Eugene Cox, Jr. The Court has considered the parties' Joint Motion and on the facts recited therein finds that the motion should be and hereby is **GRANTED**. Accordingly, the Court **ORDERS, ADJUDGES, and DECREES** as follows:

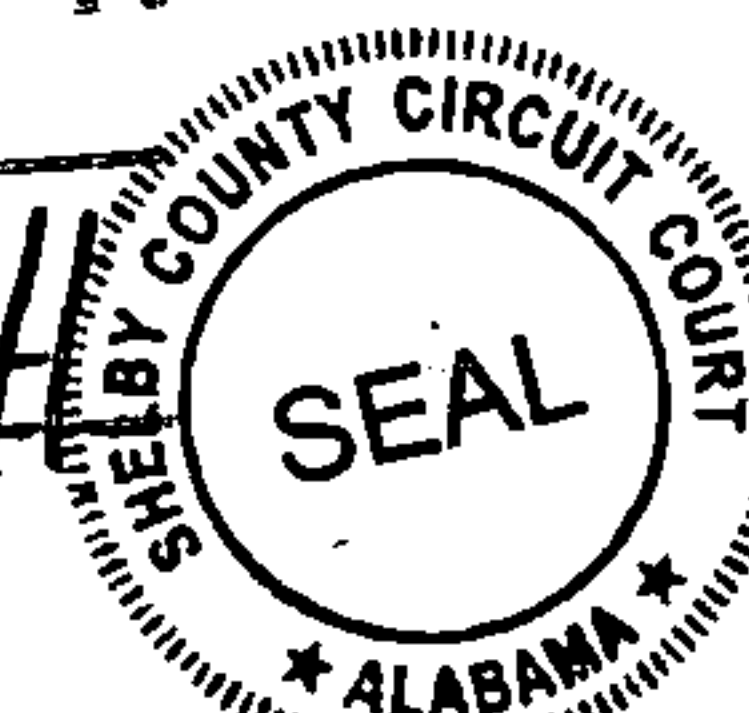
1. Lot 1 (also known as 41 Country Hills Lane, Sterrett, Alabama) and Lot 2 are hereby **DECLARED** to be **FREE AND CLEAR** from the provisions of the Country Hills Family Subdivision (the "Subdivision") recorded in the Probate Records of Shelby County, Alabama in or about 1992 and any restrictions or by-laws pertaining thereto. The legal descriptions of Lot 1 and of Lot 2 are set forth in the deed attached hereto as Exhibit A; those legal descriptions are incorporated herein by reference.
2. The Subdivision is hereby **DISSOLVED, NULLIFIED, and VOIDED**. The restrictions, by-laws, and any other provisions associated with, related to, or pertaining to the Subdivision are accordingly of no force or effect.
3. Lot 1 and Lot 2 are hereby **DECLARED EXEMPT** from the provisions of the Shelby County Subdivision Regulations and from review under those regulations.

4827-2714-6040.6

Certified a true and correct copy

Date: 08/18/2025

Mary H. Harris KH
Mary H. Harris, Circuit Clerk
Shelby County, Alabama



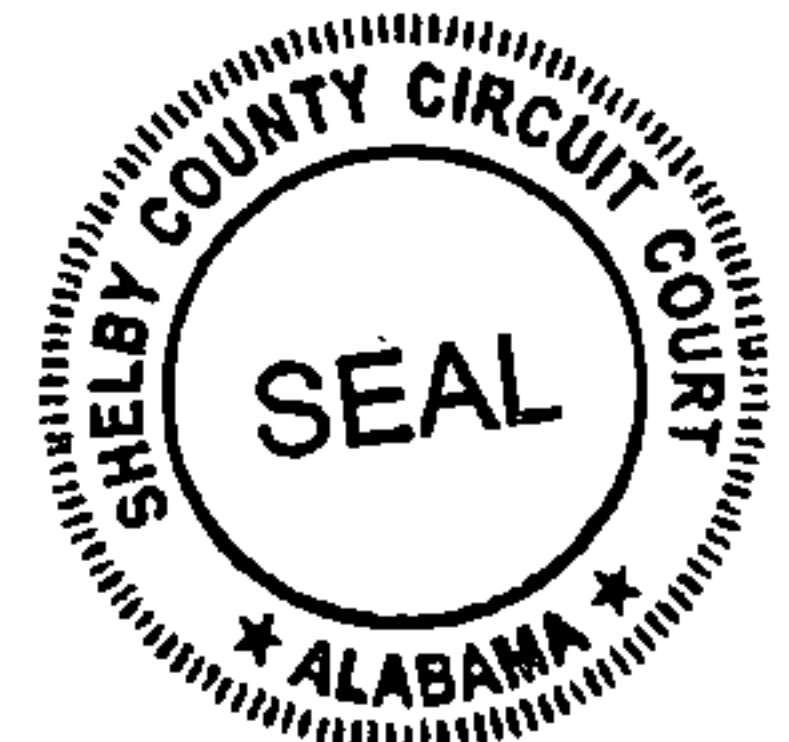
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4. The water service to Lot 1 is hereby **DECLARED** to be an asset of the Trust. The water service runs with the land. Upon transfer of Lot 1 to a subsequent owner, the water service shall be transferred to the subsequent owner.
5. The lien which Defendant Perry Eugene Cox, Jr. filed against the Trust and Lot 1 on or about December 13, 2013, is hereby **DECLARED NULL AND VOID**.
6. Defendant Perry Eugene Cox, Jr. is hereby **PERMANENTLY ENJOINED** from seeking to enforce any of the provisions of the so-called Country Hills Family Subdivision or the restrictions or by-laws pertaining thereto, from interfering with the administration of the Trust in any manner, from interfering or delaying the maintenance, repair, marketing, or sale of any of the property in the Trust including, without limitation, by raising the issue of the Subdivision; any of the Subdivision's restrictions, by-laws, or other provisions; or the Subdivision Regulations of Shelby County, Alabama; without limitation, by oral communication, written correspondence, filing in the records of the Probate Court, and posting any signs or information anywhere including electronically.

Cost taxed as fees
DONE and ORDERED this the 8 day of November, 2016.

Hewitt

Hewitt Conwill
Presiding Circuit Judge



DOCUMENT 50

DOCUMENT 48

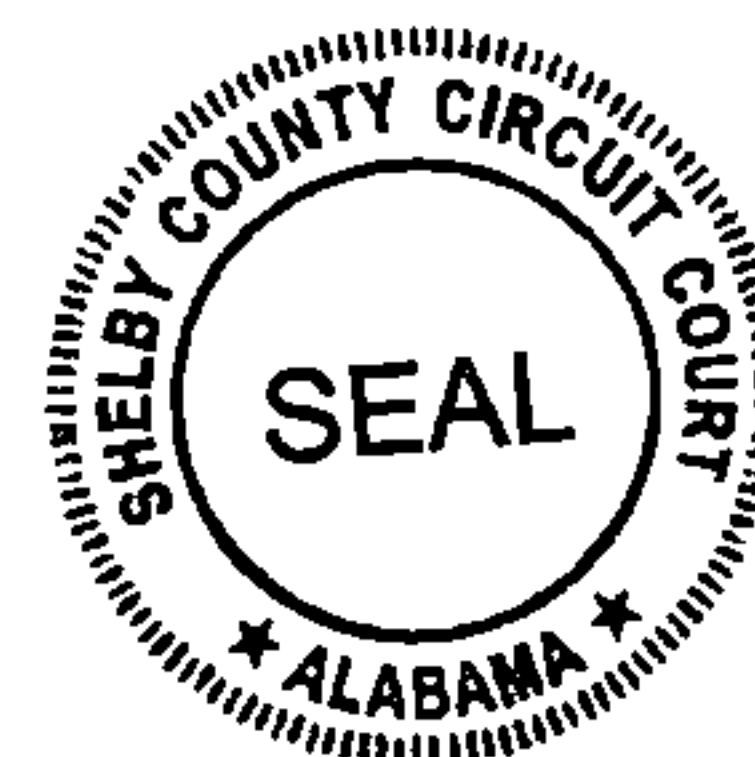


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EXHIBIT A

4827-2714-6040.6

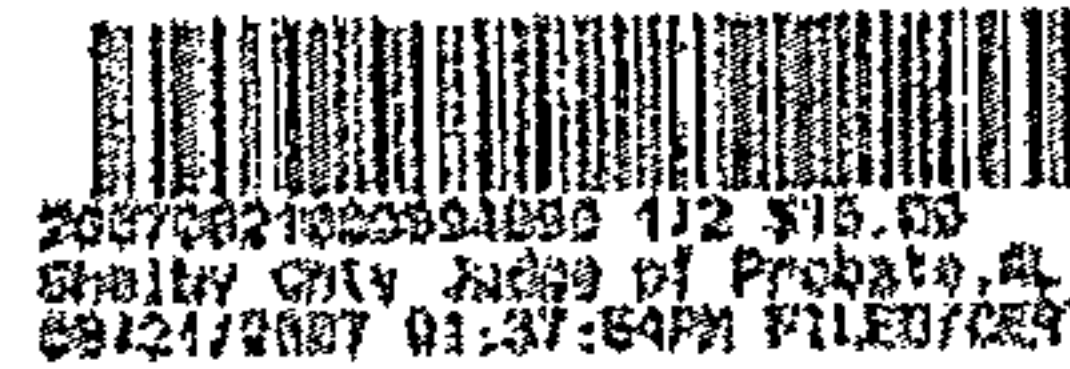
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Send tax notice to:
Perry Cox, Sr., Trustee
41 Country Hills Lane
Sterrett, AL 35147



20250905000273220 1/2 \$15.00
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This Instrument Prepared By:
Louis B. Feld
Feld, Hyde, Wertheimer, Bryant & Stone, P.C.
2000 SouthBridge Parkway, Suite 500
Birmingham, Alabama 35209

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF FELD, HYDE, WERTHEIMER, BRYANT & STONE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of the terms of the Last Will and Testament of Jo Anne Cox, deceased, the undersigned, Perry Eugene Cox, Sr., in his capacity as Personal Representative of the Estate of said decedent, with the general authority to execute conveyances conferred upon the Personal Representative and pursuant to the terms of the Last Will and Testament of said decedent, does grant, bargain, sell and convey unto Perry Eugene Cox, Sr., and any successors, as Trustee of the Trust Estate created under the Last Will and Testament of Jo Anne Cox (hereinafter referred to as "Grantee"), all of the decedent's interest in the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel One:

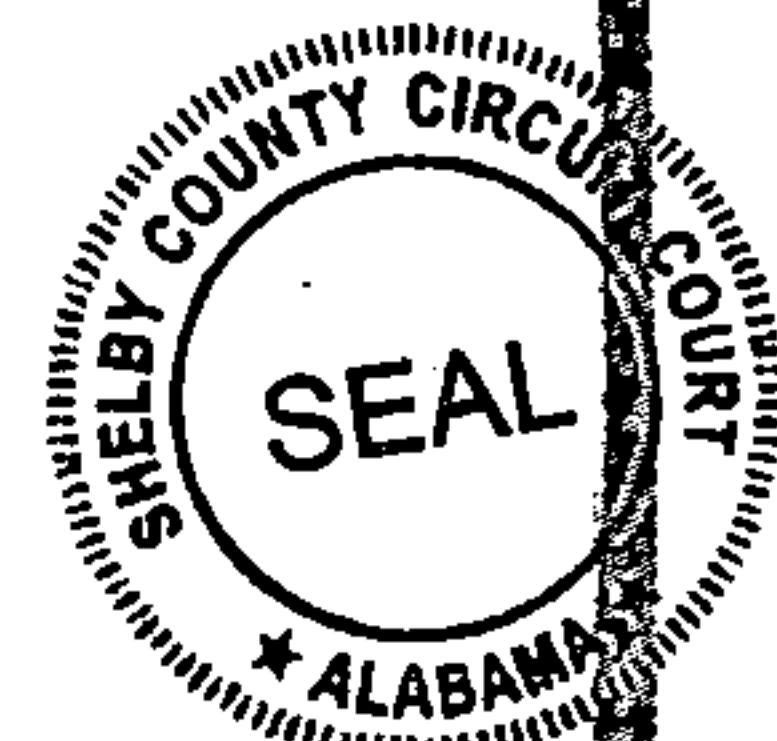
A lot in Country Hills family subdivision - a single family residential subdivision - situated in the SW ¼ - NE ¼ Section 35, Township 18 South, Range 1 East, Shelby County, Alabama. The lot is recorded as Lot 1 (one). Source of Title: Book 394, page 302

Parcel Two:

Lot 2 in Country Hills Family subdivision - a single family residential subdivision - situated in the SW ¼ of the NE ¼ of Section 35, Township 18 South, Range 1 East, as recorded in Map Book 16, Page 19 in the Probate Office of Shelby County, Alabama
Source of Title: Instrument #1995-25178

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.



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TO HAVE AND TO HOLD to said Grantee, his successors and assigns forever, with the trustee (or if more than one, all trustees) acting under said trust having the powers provided therein, including without limitation the power to sell, at public or private sale, exchange, transfer or convey all or any part of the above described property, upon such terms and conditions as the trustee (or if more than one, all trustees) may determine.

The said decedent's Will dated June 20, 1981, was admitted to record in the Probate Court of Shelby County, Alabama, Case No. PR-2006-000725. Said Court issued Letters Testamentary to the Personal Representative on January 3, 2007.

This instrument is executed by the Grantor solely in his representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantor in his individual capacity, and the liability of the Grantor is expressly limited to his representative capacity named herein.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 10th day of August, 2007.

Perry Eugene Cox, Sr.
Perry Eugene Cox, Sr., as Personal
Representative of the Estate of Jo Anne Cox,
deceased

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Perry Eugene Cox, Sr., whose name as Personal Representative of the Estate of Jo Anne Cox, deceased, 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, in his capacity as Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand this 10th day of August, 2007.

Rebekah T. Mize
Notary Public

Rebekah T. Mize
Printed Name

(NOTARY SEAL)

My Commission Expires: 9-30-2010

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Certified a true and correct copy

Date: 08/18/2025

Mary H. Harris

Mary H. Harris, Circuit Clerk
Shelby County, Alabama

