

# ALABAMA LAND SERVICES, INC.

---

**-SINCE 1887-**

110 South Pine Street  
Florence, Alabama 35630

256 / 764-2141

[www.alabamalandservices.com](http://www.alabamalandservices.com)

Title Fax: 256 / 764-0000

Closing Fax: 256 / 760-  
9603

*Member American Land Title Association and Southeastern Land Title Association*

## **Limited Title and Lien Report Number 37836**

Henry J. King  
401 South Pine Street  
Florence, AL 35630

### **I Subject Property:**

Lots numbered 33 and 34, Block 5, in Brabson Park Subdivision, a subdivision in Colbert County, Alabama, known and designated according to the map and plat thereof prepared by P.S. Milner, C.E., and recorded in Map Book 2, Page 81, in the office of the Judge of Probate of Colbert County, Alabama

### **II Last Deed of Record:**

Type of Deed:      **Quitclaim Deed**  
Grantor:            **Mary Jo Dotson**  
Grantee:            **Gary Simpson**  
Dated:              **April 5, 1989**  
Recorded:          **Book 8906 Page 092**

### **III Mortgages, Agreements Not to Encumber, Vendors Liens, Financing Statements:**

**-None-**

**IV AdValorem Taxes:**

Taxes for the year 2024 are Paid.  
Taxes for the year 2025 are a lien, but not due and payable until October 1, 2025.

Assessed to: Gary Simpson  
Account Number: 20872  
PPIN: 4826  
Parcel Number: 08-05-22-0-004-031.000  
Amount: \$10.80  
Exemptions:

**V Recorded Tax Liens, Judgments and other Possible Liens:**

Tax liens and judgments shown only as to names identical to title holders(s) and/or applicant(s) filed within ten years of the effective date of this certificate.  
Names Checked: Gary Simpson

-None-

**VI Other Objections or Deficiencies:**

Title to subject property is subject to a tax sale as evidenced by tax deed dated June 6, 1975 from Felix Felton, Probate Judge, to E.S. Dotson recorded in Deed Book 345, Page 543. Subsequently the title was conveyed by a quitclaim deed to Gary Simpson by deed dated April 5, 1989, recorded in Fiche 8906, Frame 092. In order to insure said property, a proper action needs to be filed to quiet the title in rem and in personam with a guardian ad litem appointed by the circuit court to represent the interests of the Land and any unknown or missing parties who may have an interest in the property.

**VII Recorded Restrictive Covenants, and/or Easements:**

-None-

**VIII Items Not Covered By This Certificate:**

Any additional taxes which may be assessed due to a change in exemption status, loss of homestead exemption, or change in the current use classification.  
  
The exact amount of acreage contained in the property described in Schedule A.

**Rights or claims of parties in possession not shown by the public records.**

**Encroachments, overlaps, boundary line disputes, deficiency in quantity of ground, or any matters not of record which would be disclosed by an accurate survey or inspection of the premises.**

**Easements, or claims of easements, not shown by the public records.**

**If the subject property is part of a recorded subdivision, all matters appearing on the plat recorded in Plat Book 2, Page 81.**

**Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.**

**Rights of way of public roads affecting subject property.**

**Municipal improvements assessment(s), if any.**

**Any mineral or mineral rights leased, granted or retained by current or prior owners.**

This limited title search is being made at the request of the party named above; said search being solely for the benefit of said party. This report is not to be construed as evidence of either status or condition of title but is only a report of matters appearing in the public records, as shown in the office of the Judge of Probate and Revenue Commissioner, during the period of time searched. All of the recording information contained herein refers to the Public Records of Colbert County, Alabama, unless otherwise indicated. Any reference herein to a Book and Page, Fiche and Frame, Real Property Book or Official Record Book is a reference to the Official Record Books of said county, unless indicated to the contrary.

Maximum liability of Alabama Land Services, Inc. hereby shall not exceed the charge made and paid for this report. This report is not to be construed as an opinion of title, title guarantee, or title insurance policy.

We hereby certify we have checked the aforesaid records for a period of 60 years prior to the date hereof.

GIVEN at Florence, Alabama, as of **April 7, 2025** at 8:00 a.m.

**ALABAMA LAND SERVICES, INC.**

By:  \_\_\_\_\_

## **ALABAMA LAND SERVICES, INC.**

### **PRIVACY POLICY**

We collect non-public personal information about you from the following sources:

Information we receive from you, such as your name, address, telephone number or social security number;

Information about your transactions with our company, affiliates or others. We receive this information from your lender, real estate broker, attorney, etc.; and

Information from public records.

We do not disclose any non-public personal information about our customers or former customers to anyone, except as provided by law.

We restrict access to non-public personal information about you to those employees who need to know that information to provide the products or services requested by you and/or lender.

We maintain physical, electronic, and procedural safeguards that comply with federal and state regulations.



THE STATE OF ALABAMA,

Colbert

COUNTY

4515 345/543

Know all Men by these Presents, That whereas, the land hereinafter described was subject to taxation for the year 1971, and the Board of Revenue levied taxes thereon for County purposes for said year 1971, and

Whereas, said land was returned for taxation by Mr. & Mrs. A. Bruce & Lydia Pickett for said year; and

Whereas, the certificate of assessments was made in accordance with the law; and

Whereas, the Tax Collector entered in the Docket of Tax Causes the description of said land, and amount of taxes, fees, and charges due thereon for said year 1971 and delivered said Docket to the Probate Judge; and reported, in accordance with the law, that he was unable to collect said taxes without sale of said land; and

Whereas, the Probate Court at the April 3, 1972, Term, rendered decree ordering sale of said land for the payment of said taxes, fees, charges, costs and expenses of sale; and

Whereas, the Tax Collector, in enforcement of said decree, gave thirty days' notice by publication once a week for three successive weeks in Colbert County Reporter, a newspaper regularly published in said County, and also by posting notice at the Courthouse of said County, and at a public place in the precinct in which the land was situated, that he would sell said land on the 8 day of May, 1972, between 10 o'clock a.m. and 4 o'clock p.m., in front of said Courthouse, which notices described said land and stated the amount for which the Probate Court's decree had been rendered against same, and that said taxes had been assessed to Mr. & Mrs. A. Bruce & Lydia Pickett and

Whereas, the Tax Collector at said time, in front of said Courthouse door, did offer said land at public outcry, so that, as far as practicable, only such portion thereof was sold as was necessary to satisfy said decree, and did sell said land to E. S. Dotson, who was the highest bidder, for \$5.25, which covered the taxes, fees, charges, costs and expenses of sale, which amount he paid to said Tax Collector; and

Whereas, the Tax Collector did then deliver to said purchaser, in accordance with the law, a Certificate of Purchase, containing description of said land, showing the date the same had been assessed to Mr. & Mrs. A.

Bruce & Lydia Pickett for said year 1971 and also showing the taxes due thereon, distinguishing the amounts due the State and County, and for school purposes, and the fees and costs; and further showing the time for which said land was advertised, the date it was offered for sale, the name of the purchaser, and the price paid; and

Whereas, the time for redemption of said land has elapsed, and said Certificate of Purchase has been returned to the Probate Judge by E. S. Dotson, the purchaser (assignee thereof by endorsement which appears legally executed on said Certificate);

Now, Therefore, I, Felix Felton, as Probate Judge in and for said County, in said State, under and by virtue of the provisions of the law in such cases, and in consideration of One Dollar, to me paid, have this day granted, bargained and sold, and by these presents do grant, bargain, sell, and convey to E. S. Dotson all the right, title, and interest of

said Mr. & Mrs. A. Bruce & Lydia Pickett, and all the right, title, interest, and claim of the said State and County on account of said taxes, or under said decree, in and to the following described land, to wit:

Lots 33 & 34 Block 5 Brabson Park

situated in said County and State.

To have and to hold the same, the said right, title, and interest unto said E. S. Dotson heirs, assigns or successors, forever; but no right, title, or interest of any reversioner or remainderman in said land is conveyed hereby.

In testimony whereof, I have hereunto set my hand and seal, this 6 day of June, 1975

Felix Felton

Judge of Probate Colbert County.

THE STATE OF ALABAMA, Colbert COUNTY.

I, Neil Hurston, a Notary Public in and

for said County, in said State, hereby certify that Felix Felton, whose name is signed to the foregoing conveyance as Judge of Probate, and who is known to me, acknowledged before me, on this day, that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand, this the 6 day of June, 1975

Neil B. Hurston

MY COMMISSION EXPIRES JAN. 13, 1979

7.00  
50  
2.50



4877  
STATE OF ALABAMA

COLBERT COUNTY

11493  
8906 092

KNOW ALL MEN BY THESE PRESENTS that Mary Jo Dotson, an unmarried woman, hereinafter called Grantor, for and in consideration of TEN DOLLARS to her in hand paid by Gary Simpson, hereinafter called Grantee, the receipt of which is hereby acknowledged, does hereby remise, release, quitclaim, and convey unto the Grantee all of her right, title, interest and claim in and to the following described real property in Colbert County, Alabama, to-wit:

Lot numbered 23, Block 10, in Main Plant Gate Subdivision "D," a subdivision in the City of Sheffield, Colbert County, Alabama, known and designated according to the map and plat thereof prepared by P. S. Milner, C.E., and recorded in Map Book 2, pages 148-149, in the office of the Judge of Probate of Colbert County, Alabama; ✓

Lot numbered 12, Block 2 and Lots numbered 4 and 5, Block 3, in Main Plant Gate Subdivision "E," a subdivision in the City of Sheffield, Colbert County, Alabama, known and designated according to the map and plat thereof prepared by P. S. Milner, C.E., and recorded in Map Book 2, page 231, in the office of the Judge of Probate of Colbert County, Alabama; ✓

500  
250  
750  
Lot numbered 13, Block 13 and Lot numbered 11, Block 16, in Main Plant Gate Subdivision "F," a subdivision in the City of Sheffield, Colbert County, Alabama, known and designated according to the map and plat thereof prepared by P. S. Milner, C.E., and recorded in Map Book 2, page 453, in the office of the Judge of Probate of Colbert County, Alabama; ✓

Lot numbered 52 in Muscle Shoals Center Number Three, a subdivision in the City of Muscle Shoals, Colbert County, Alabama, known and designated according to the map and plat thereof prepared by P. S. Milner, C.E., and recorded in Map Book 2, page 151, in the office of the Judge of Probate of Colbert County, Alabama; ✓

Lots numbered 131, 132, 178 and 179 in Riverside Park Subdivision, a subdivision in Colbert County, Alabama, known and designated according to the map and plat thereof prepared by P. S. Milner, C.E., and recorded in Map Book 2, page 351, in the office of the Judge of Probate of Colbert County, Alabama; ✓

X Lots numbered 33 and 34, Block 5, in Brabson Park Subdivision, a subdivision in Colbert County, Alabama, known and designated according to the map and plat thereof prepared by P. S. Milner, C.E., and recorded in Map Book 2, page 81, in the office of the Judge of Probate of Colbert County, Alabama; ✓

Lot numbered 20, Block 34, in Nitrate City Addition No. 1, a subdivision in Colbert County, Alabama, known and designated according to the map and plat thereof prepared by P. S. Milner, C.E., and recorded in Map Book 2, page 43, in the office of the Judge of Probate of Colbert County, Alabama; ✓

Lots numbered 13 and 22, Block 14, in Juneway Terrace Subdivision, a subdivision in Colbert County, Alabama, known and designated according to the map and plat thereof prepared by P. S. Milner, C.E., and recorded in Map Book 2, page 301, in the office of the Judge of Probate of Colbert County, Alabama; ✓

8906 092



Lot numbered 7, Block 23, in Industrial Heights Subdivision, a subdivision in Colbert County, Alabama, known and designated according to the map and plat thereof prepared by A. J. Grefenkamp, C.E., and recorded in Map Book 2, page 10, in the office of the Judge of Probate of Colbert County, Alabama; ✓

Lot numbered 4, Block 7, in Muscle Shoals Civic Center, a subdivision in the City of Muscle Shoals, Colbert County, Alabama, known and designated according to the map and plat thereof prepared by P. S. Milner, C.E., and recorded in Map Book 2, page 423, in the office of the Judge of Probate of Colbert County, Alabama; ✓ 8206 093

Lot numbered 157, Second Addition to Detroit Park Subdivision, a subdivision in the City of Muscle Shoals, Colbert County, Alabama, known and designated according to the map and plat thereof prepared by R. E. Meade, C.E., and recorded in Map Book 2, page 383, in the office of the Judge of Probate of Colbert County, Alabama; ✓

Lot numbered 730, Third Addition to Detroit Park Subdivision, a subdivision in the City of Muscle Shoals, Colbert County, Alabama, known and designated according to the map and plat thereof prepared by P. S. Milner, C.E., and recorded in Map Book 2, page 563, in the office of the Judge of Probate of Colbert County, Alabama; ✓

Lots numbered 23 and 24, Block 27, in West Muscle Shoals Homesite Addition No. 2, a subdivision in Colbert County, Alabama, known and designated according to the map and plat thereof recorded in Map Book 3, page 25, in the office of the Judge of Probate of Colbert County, Alabama; ✓

together with the appurtenances.

TO HAVE AND TO HOLD the same unto Grantee, his heirs and assigns, in fee simple forever.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal this the 5<sup>th</sup> day of April, 1989.

Mary Jo Dotson (L.S.)  
Mary Jo Dotson

STATE OF ALABAMA

COUNTY OF COLBERT

I, the undersigned, a notary public in and for said county in said state, hereby certify that Mary Jo Dotson, an unmarried woman, 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.

April, 1989. Given under my hand and official seal this 5<sup>th</sup> day of

Arline L. Robbins  
Notary Public

THIS INSTRUMENT PREPARED BY:  
J. A. DARDESS, ATTORNEY  
P. O. Box 639  
Sheffield, AL 35660

ALABAMA DEPARTMENT OF REVENUE  
RECEIVED BY THIS INSTRUMENT  
PAID FILED ON

1989 APR -6 PM 1:27

RECORDED IN AM & PAGE SHOWN  
INDEXED - 2015 TAX  
ALABAMA DEPARTMENT OF REVENUE

8206 093



PROPERTY TAX  
Colbert County, Alabama

Current Date: 4/7/2025

Tax Year: 2024 (Billing Year: 2024)

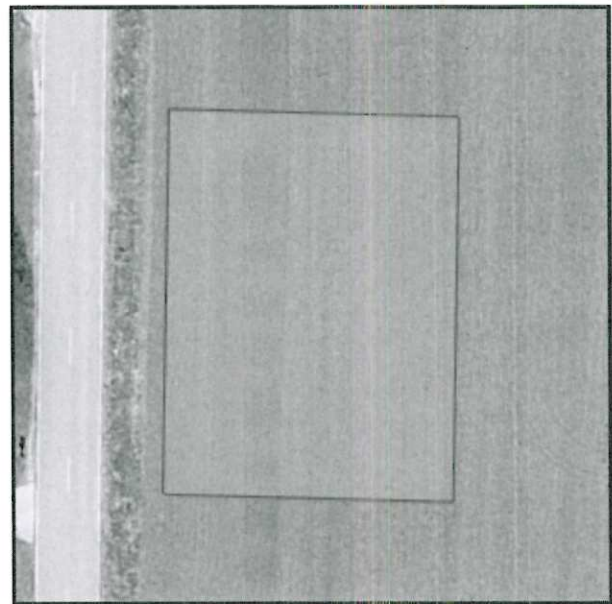
Parcel Info

PIN 4826  
PARCEL 08-05-22-0-004-031.000  
ACCOUNT NUMBER 20872

OWNER SIMPSON GARY  
MAILING ADDRESS 2005 HELTON DR,  
FLORENCE, AL 35630  
PROPERTY ADDRESS 0

LEGAL DESCRIPTION LOTS 33 & 34 BLK 5  
BRABSON PARK 92 X 120  
/DB 89-06 PG 92-93

EXEMPT CODE  
TAX DISTRICT DISTRICT 1 (EAST)



Tax Information

TAXES WERE DUE ON 10/1/2024

PPIN	YEAR	TAX TYPE	TAXES	PENALTIES / INTEREST	SUBTOTAL	AMT PAID	BALANCE DUE
4826	2024	REAL	\$ 10.80	\$ 0.00	\$ 10.80	\$ 10.80	\$ 0.00

Total Due: \$ 0.00

LAST PAYMENT DATE 12/27/2024  
PAID BY SIMPSON'S AUTO & PROPERTIES LLC

Property Values

Total Acres 0.25  
Use Value \$0  
Land Value \$1,800  
Improvement Value \$0  
Total Appraised Value \$1,800  
Total Taxable Value \$1,800  
Assessment Value \$360

Subdivision Information

Code 37  
Name BRABSON PARK /2-  
81 - PT VACATE D  
Lot 33  
Block 5  
Type / Book / Page N/A / 8906 / 92  
S/T/R 25-3 -10



Detail Information

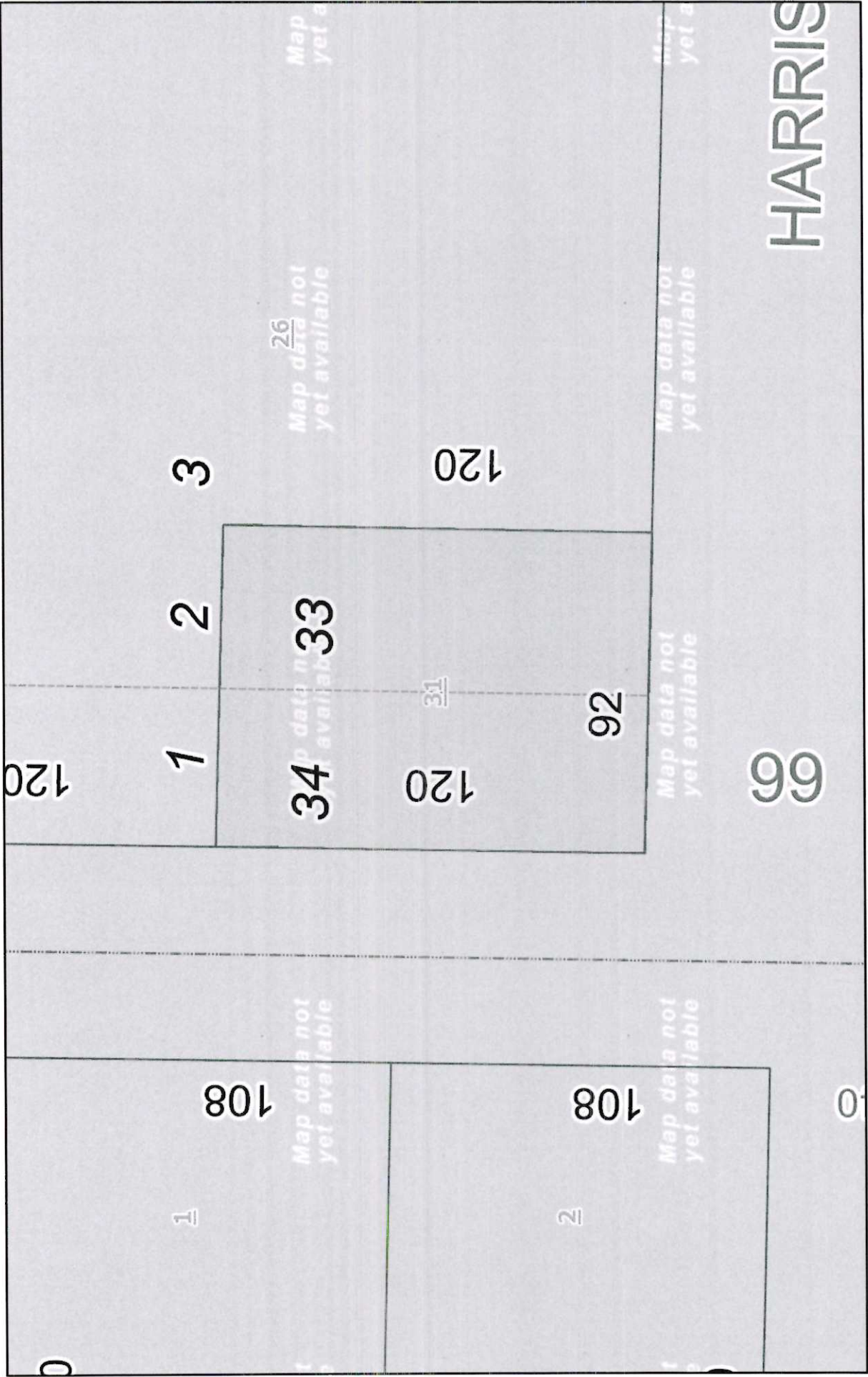
TYPE	REF	DESCRIPTION	LAND USE	TC	HS	PN	APPRAISED VALUE
LAND	1	0.250 Acres	0-UNIDENTIFIED	2	N	N	\$1,800

Building Components

Tax Sales

\*\*NO TAX SALES FOUND\*\*

Viewer Map



April 7, 2025

polygonLayer

Override 1

City\_Limit\_Line

City Limits Boundary

Landhook\_Line

Dashed Land Hook

Solid Land Hook

Lot\_Line

Misc\_Line

Conflict Area

Leader Line

Miscellaneous

Railroad Spur

TVA Boundary Line

Parcels

1:564

0 0.00475 0.0095 0.019 mi

0 0.0075 0.015 0.03 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),