

SOUTHEAST FORESTLANDS

Independent landowner representation | Mississippi & Alabama

Selling Timber on Inherited Land

Pre-Sale Ownership Checklist

Your timber may be ready to sell. Your ownership paperwork may not be.

Gather records before advertising. Start with what you have, mark missing information "unknown," and let an attorney resolve ownership and signing questions.

1 Gather deeds and title records

- ☐ Deed into the current or deceased owner, with all pages and exhibits.
- ☐ Later deeds transferring interests; prior title work or ownership summaries.

2 Gather estate records

- ☐ Wills, probate filings, court orders, and estate appointment documents.
- ☐ Name and contact information of the attorney who handled the estate or property.

3 Trace the family history

- ☐ List spouses and all children, including adopted and deceased children and children from other relationships.
- ☐ Follow each deceased branch; include dates of death and estate records. Identify beneficiaries named in a will, including nonfamily beneficiaries.

4 Confirm names and contacts

- ☐ Full current and former names, addresses, phone numbers, and email addresses.
- ☐ Flag uncertain relationships, spelling differences, and people not yet located.

5 Identify agreement and signing questions

- ☐ Find out whether those involved agree with the proposed timber sale.
- ☐ Identify minors or others needing a representative. Gather documents authorizing someone to sign for a person, estate, or trust.
- ☐ Tell your forester and attorney about disagreements or uncertain interests.

6 Confirm readiness before advertising

- ☐ Have the attorney confirm ownership shares, required signers, and title work.
- ☐ Document the basis for distributing proceeds. Set the sale schedule with your forester after outstanding ownership questions are resolved.

Do not guess at ownership shares or divide proceeds by the number of names. An old timber deed, tax listing, or family understanding alone does not establish current ownership and signing authority.

For initial preparation, not legal advice. An attorney licensed in the property's state should determine ownership and the requirements for your sale.

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Property & Family Worksheet

Use this sheet to organize your starting information

Attach additional sheets as needed. This worksheet is a starting list, not a determination of legal ownership or heirs.

PROPERTY AND PRIMARY CONTACT

Property reference / county / state

Acres / parcel number (if known)

Name shown on available deed

Primary family contact

Phone / email

Relationship to property / deceased owner

ATTORNEY AND AVAILABLE RECORDS

Attorney / firm

Phone / email

Records available: ☐ Deeds ☐ Will ☐ Probate ☐ Title work ☐ Authority ☐ Other

Where records are kept / who has copies

FAMILY INFORMATION TO FOLLOW UP

Name / former name	Relationship / branch	Living / deceased / ?	Contact / information needed

? = unknown. Continue deceased branches on extra sheets: spouses, all children, dates of death, and estate records. Note missing records, uncertain names, or people to locate.

Next step / person responsible / questions for the attorney