

20200130000040870
01/30/2020 03:56:41 PM
AFFID 1/3

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Donna D Simonetti
195 Narrows Creek Drive
Birmingham, AL 35242

Assessor's Parcel Number: 09 4 20 2 004 016.000

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

AFFIDAVIT – DEATH OF JOINT TENANT

**STATE OF ALABAMA
COUNTY OF SHELBY**

DONNA D. SIMONETTI, of legal age, being first duly sworn, deposes and says:

That, **ANDREW SAMUEL SIMONETTI**, the decedent mentioned in Certificate of Death filed in Shelby County, Alabama is the same person as **ANDREW S. SIMONETTI**, named as one of the parties in that certain Deed DATED OCTOBER 16, 2014, RECORDED, OCTOBER 27, 2014, IN INSTRUMENT NO.: 20141027000338050, IN THE OFFICIAL RECORDS OF SHELBY COUNTY, ALABAMA to wit:

LOT 25, ACCORDING TO THE AMENDED MAP OF NARROWS CREEK, AS RECORDED IN MAP BOOK 27, PAGE 81, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY, COUNTY ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREA AS MORE PARTICULARLY DESCRIBED THE NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT 2000-9755, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH TOGETHER WITH ALL AMENDMENTS THERETO IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").
SUBJECTS TO EASEMENT, RESTRICTIONS, RIGHT-OF-WAY, SETBACK LINES, COVENANTS, AGREEMENTS, AND MINERAL/MINING RIGHTS OF RECORD, IF ANY.

PARCEL ID: 09 4 20 2 004 016.000

Commonly known as: 195 Narrows Creek Drive, Birmingham, AL 35242

That the value of the decedent's estate was insufficient to necessitate the filing of an estate tax return and that there are no state or federal estate or inheritance tax due as a result of his/her death.

Dated 1/13/2020
Donna D. Simonetti
DONNA D SIMONETTI

STATE OF ALABAMA

COUNTY OF Shelby

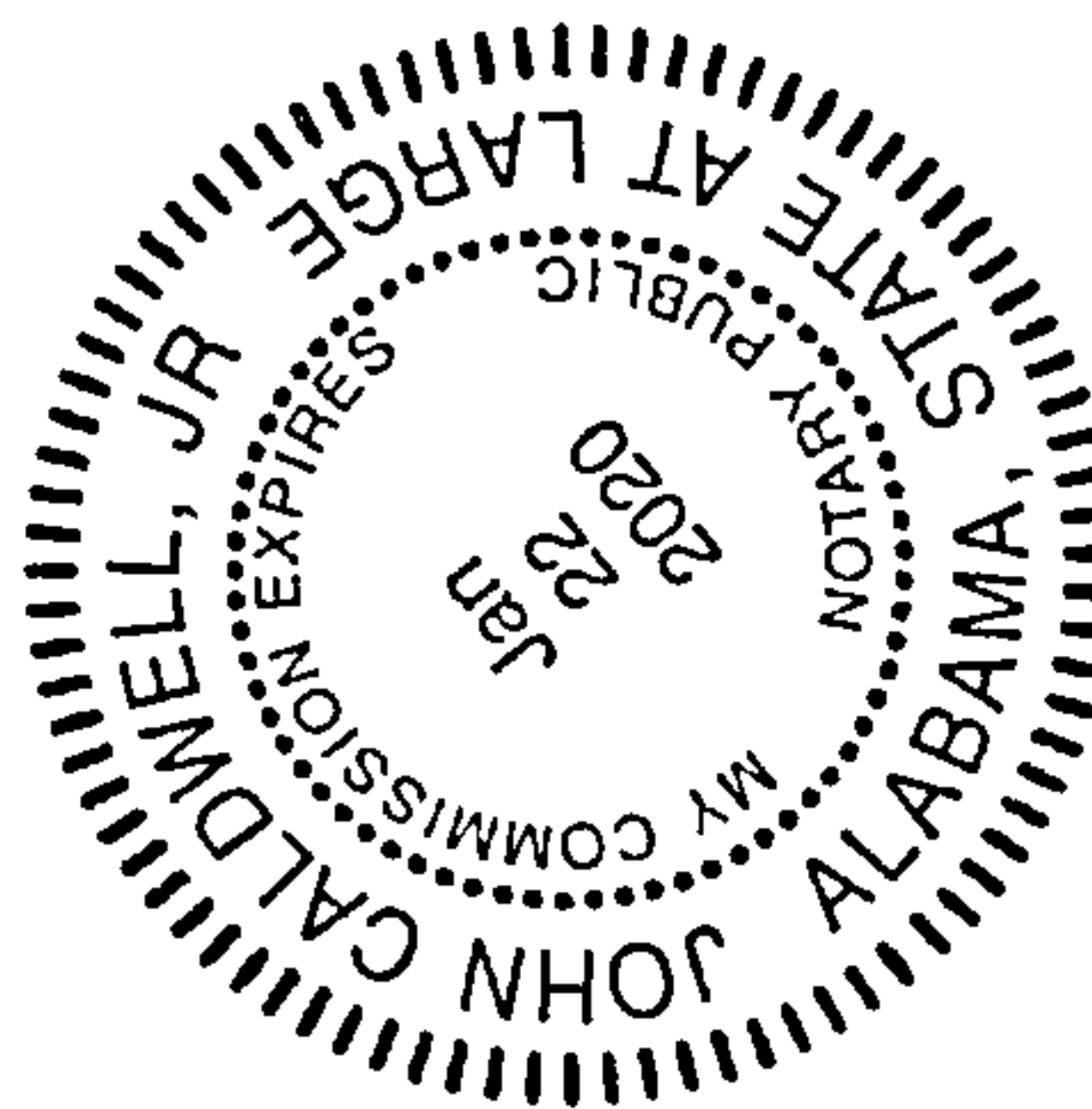
I, John Caldwell, Jr., a Notary Public, in and for said County and State, hereby certify that, Donna D Simonetti, whose name(s) is/are signed to the forgoing conveyance, and who is known to me, acknowledged before me this day that, he/she/they being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 13 day of January, 2020.

John Caldwell Jr

Notary Public

My commission Expires On: My Commission Expires
01/22/2020



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BIRMINGHAM, COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 25, ACCORDING TO THE AMENDED MAP OF NARROWS CREEK, AS RECORDED IN MAP BOOK 27, PAGE 81, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY, COUNTY ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREA AS MORE PARTICULARLY DESCRIBED THE NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT 2000-9755, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH TOGETHER WITH ALL AMENDMENTS THERETO IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

SUBJECTS TO EASEMENT, RESTRICTIONS, RIGHT-OF-WAY, SETBACK LINES, COVENANTS, AGREEMENTS, AND MINERAL/MINING RIGHTS OF RECORD, IF ANY.

PARCEL ID: 09 4 20 2 004 016.000

THIS BEING THE SAME PROPERTY CONVEYED TO ANDREW S. SIMONETTI AND DONNA D. SIMONETTI, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH, OF EITHER, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE FROM SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., IN A DEED DATED OCTOBER 16, 2014, AND RECORDED OCTOBER 27, 2014, IN INSTRUMENT NUMBER 20141027000338050. ANDREW S. SIMONETTI LEFT THIS LIFE ON MARCH 20, 2019 IN BIRMINGHAM, ALABAMA. TITLE NOW VESTS SOLELY IN DONNA D. SIMONETTI.

Property Commonly Known As: 195 Narrows Creek Drive, Birmingham, AL 35242
Parcel ID: 09 4 20 2 004 016.000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/30/2020 03:56:41 PM
\$28.00 MISTI
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Allen S. Bayl