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03/21/2023 11:32:25 AM
AFFID 1/2

This instrument was prepared by:
Mike T. Atchison, Attorney
PO Box 822
Columbiana, AL 35186

AFFIDAVIT OF HEIRSHIP

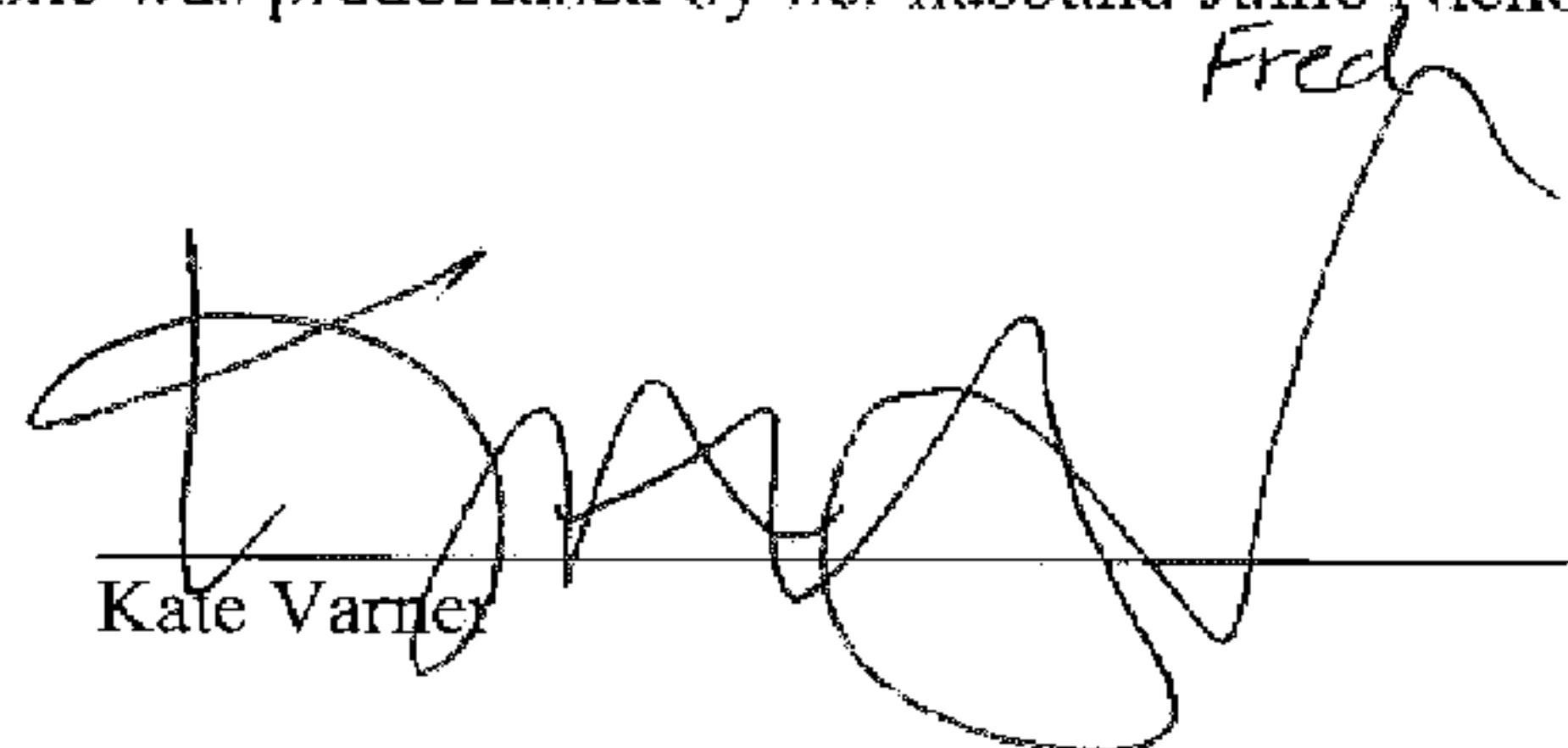
Before me the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Kate Varner, who after being by me duly sworn, deposes and says on oath as follows:

My name is Kate Varner, and I am over the age of 21 years and I am familiar with the sell of the following described property:

See attached exhibit "A"

To the best of my knowledge Nancy Nichols Roberts and Fred Alton Nichols Jr are the only heirs at law of June Sellers Nichols, having died on or about August 15, 2010. She was predeceased by her husband ~~June~~ Nichols.

Further the affiant say not.


Kate Varner

Sworn and signed before me this

16th day of March 2023.


Notary Public

My commission expires: 9-1 2024

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at a corner in place being the Southeast corner of Lot No. 5 of Block No. 1 of the Nichols Addition to Columbiana as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Plat Book 3 at Page 74, said point being located on the Northerly right-of-way line of Sterrett Street as now located; thence proceed North 02 degrees 24 minutes 17 seconds East along the East boundary of said Lot No. 5 of Block No. 1, the prolongation of said East boundary of Lot No. 5 and along the East boundary of Lot No. 20 of Block No. 1 of said subdivision for a distance of 343.28 feet; thence proceed South 88 degrees 06 minutes 13 seconds East for a distance of 141.85 feet to a corner in place; thence proceed North 01 degrees 09 minutes 27 seconds West for a distance of 110.05 feet to a corner in place, said point being the point of beginning. From this beginning point continue North 01 degrees 09 minutes 27 seconds East for a distance of 128.74 feet to a point on the Southerly right-of-way line of Alabama Highway 25 By-Pass; thence proceed North 66 degrees 03 minutes 02 seconds East along the Southerly right-of-way line of said Highway for a distance of 505.06 feet to the flare back of said Highway; thence proceed South 55 degrees 58 minutes 14 seconds East along the flare back of said highway a distance of 53.31 feet to a point on the Westerly right-of-way line of Main Street; thence proceed South 01 degrees 49 minutes 03 seconds West along the Westerly right-of-way line of said Main Street for a distance of 322.05 feet to a corner in place; thence proceed North 87 degrees 55 minutes 53 seconds West for a distance of 498.46 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/21/2023 11:32:25 AM
\$26.00 PAYGE
20230321000077680

Allen S. Bayl