

Record and Return to:  
Fidelity National Title Group  
6500 Pinecrest Drive, Suite 600  
Plano, TX 75024

20230620000183300  
06/20/2023 12:56:17 PM  
AFFID 1/3

Prepared By:  
E.Elina  
6500 Pinecrest Dr  
Ste 600  
Plano TX 75024

**AFFIDAVIT OF FACTS**

**STATE OF** GA

§  
§  
§

**COUNTY OF** CLAYTON

FS1 - FS230589963

BEFORE ME, the undersigned authority, on this day personally appeared the undersigned affiant, who swore on oath that the following facts are true:

- "1. My name is <sup>DEBRA</sup>Debbie Barnes, I am of sound mind, capable of making this affidavit, and fully competent to testify to the matters stated herein, and I have personal knowledge of each of the matters stated herein.
- "2. That my spouse, JAMES E. MCCRARY., now deceased, and I were the record title holders of the following described property, as evidenced by that Deed recorded in Deed Book 44212, Page 1, Instrument N/A among the land Records of Shelby County, AL. To wit described as:

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

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH SIDEWALK LINE OF EAST COLLEGE STREET WITH THE WEST CURB LINE OF THOMPSON STREET IN THE TOWN OF COLUMBIANA, AND RUN THENCE SOUTH 61 DEGREES 30 MINUTES WEST, A DISTANCE OF 270 FEET TO THE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED, CONTINUE THENCE SOUTH 61 DEGREES 30 MINUTES WEST, A DISTANCE OF 108 FEET, THENCE RUN NORTH 12 DEGREES 30 MINUTES EAST A DISTANCE OF 303 FEET; THENCE RUN NORTH 79 DEGREES 30 MINUTES EAST A DISTANCE OF 105 FEET; RUN THENCE SOUTH 12 DEGREES 30 MINUTES EAST A DISTANCE OF 283 FEET TO POINT OF BEGINNING AND BEING KNOWN AS A PART OF LOT 70, W J HORSLEY'S MAP OF COLUMBIANA, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

COMMENCE WHERE THE WEST CURB LINE OF THOMPSON STREET INTERSECTS THE NORTH SIDEWALK LINE OF EAST COLLEGE STREET, THENCE SOUTH 61 DEGREES 30 MINUTES WEST 270 FEET TO THE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED; THENCE SOUTH 61 DEGREES 30 MINUTES WEST 108 FEET; THENCE NORTH 12 DEGREES 30 MINUTES WEST 200 FEET, THENCE NORTH 72 DEGREES 30 MINUTES EAST 105 FEET, THENCE SOUTH 12 DEGREES 30 MINUTES EAST 190 FEET TO THE POINT OF BEGINNING SAID LOT BEING SITUATED IN THE TOWN OF COLUMBIANA, ALABAMA, SHELBY COUNTY, ALABAMA

- "3. That my spouse and I were married prior to April 12,2017, the date of our acquisition of title to the property described hereinabove, and we remained continuously married, without interruption by divorce from that date up to the date of my spouse's death, October 7, 2019
- "4. That the value of my spouse'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 or her death.
- "5. That Affiant gives this Affidavit for the purpose of inducing Fidelity National

**AFFIDAVIT - PAGE 1** Mail Tax Statements To:  
Debra Barnes  
91 Yeager Drive  
Newnan GA 30265

Title Insurance Company and/or Westcor Land Title Insurance Company to issue its policy or policies insuring the title to said property without exceptions(s) to encumbrance(s) or vesting issues which could have possibly arisen in the event of divorce of the Affiant and Affiant's spouse; and said Affiant does hereby agree to indemnify and hold Fidelity National Title Insurance Company and or Westcor Land Title Insurance Company harmless of and from any and all loss, cost, damage and expense of every kind, including Attorneys' fees, which it may suffer or incur or become liable for under its said policy or policies arising directly or indirectly out of or on account of such an intervening divorce, or in connection with its enforcement of its rights under this agreement."

FURTHER THE AFFIANTS SAYETH NAUGHT.

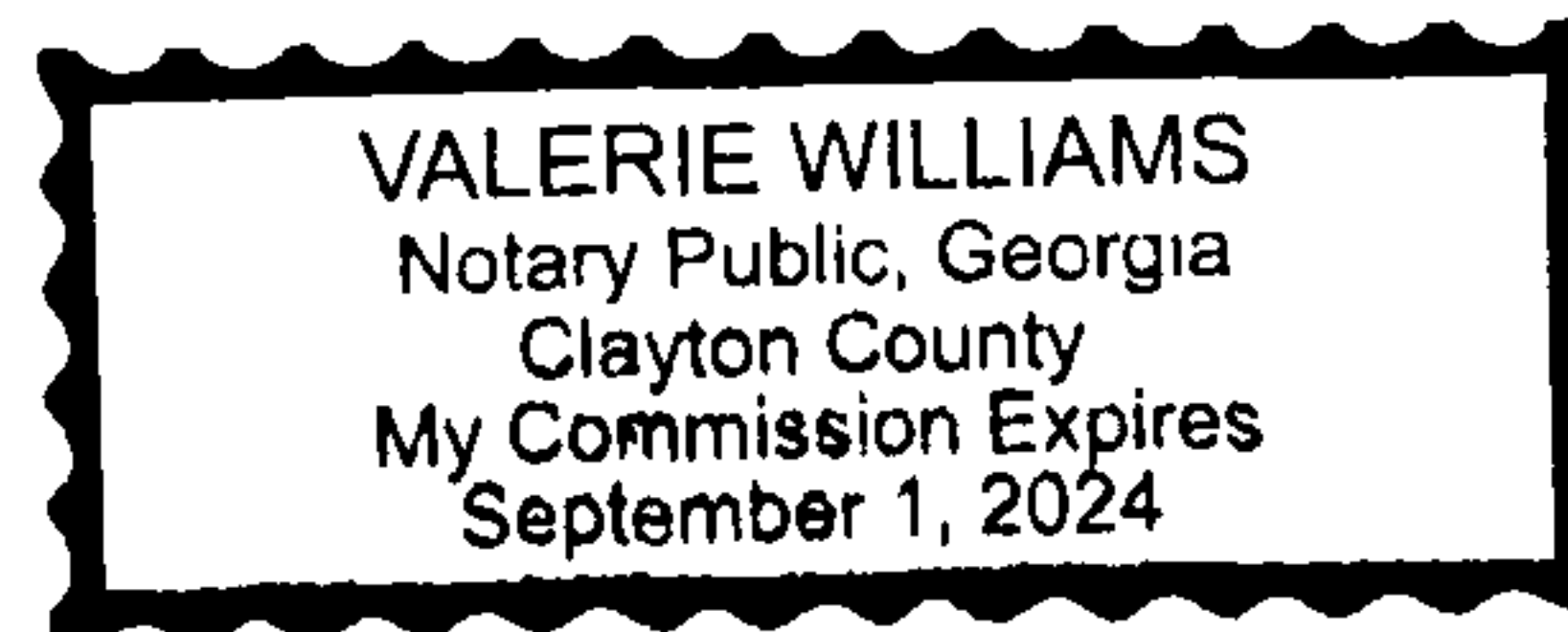
Debra Barnes (SEAL)  
DEBRA BARNES

\_\_\_\_\_ (SEAL)

Executed, subscribed and sworn to before me the day and year above written.

Valerie Williams  
Notary Public

My Commission expires: 9.1.2024





THE FRONT OF THIS DOCUMENT IS PINK - THE BACK OF THIS DOCUMENT IS BLUE AND HAS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

**ALABAMA**  
**Center for Health Statistics**  
**ALABAMA CERTIFICATE OF DEATH** State File Number **101 2019-41534**

1. DECEASED LEGAL NAME James Elmo McCrary Jr				2. DATE AND TIME OF DEATH Oct 7, 2019 1421			
3. ALIAS NAME(IF ANY) None Given				4. DATE AND TIME PRONOUNCED DEAD			
5. COUNTY OF DEATH Shelby		6. CITY, TOWN OR LOCATION OF DEATH AND ZIP CODE Alabaster, 35007		7. PLACE OF DEATH Shelby Baptist Medical Center			
8. SEX Male		9. LAST NAME PRIOR TO FIRST MARRIAGE McCrary			10. SERVED IN ARMED FORCES No		
11. AGE 65	UNDER 1 YEAR MONTHS	UNDER 1 DAY DAYS	12. DATE OF BIRTH Jul	13. BIRTHPLACE (State or Foreign Country) Alabama		14. SOCIAL SECURITY NUMBER	
15. MARITAL STATUS Married		16. SURVIVING SPOUSE NAME PRIOR TO FIRST MARRIAGE Debra Satterfield			17. RESIDENCE STATE Alabama		
18. RESIDENCE COUNTY Shelby		19. CITY, TOWN OR LOCATION AND ZIP CODE Columbiana, 35051		20. STREET ADDRESS 115 Carter Lane			
21. INFORMANT NAME, RELATIONSHIP AND ADDRESS Debra McCrary, Wife, 115 Carter Lane, Columbiana, AL 35051							
22. FATHER/PARENT NAME PRIOR TO FIRST MARRIAGE James Elmo McCrary Sr				23. MOTHER/PARENT NAME PRIOR TO FIRST MARRIAGE Mary Estelle			
24. DISPOSITION OF BODY Cremation		25. CEMETERY OR CREMATORY Magnolia Cremations		26. LOCATION Montgomery, Alabama			
27. DATE OF DISPOSITION Oct 9, 2019		28. FUNERAL DIRECTOR Christopher Griffith			29. LICENSE NUMBER		30. DATE SIGNED Oct 10, 2019
31. FUNERAL HOME NAME AND ADDRESS Bolton Funeral Home, 207 Highway 47 South, Columbiana, AL 35051						32. LICENSE NUMBER	
33. MEDICAL CERTIFICATION: Certifying Physician							
34. NAME William W McAlexander MD				35. LICENSE NUMBER 33987		36. DATE SIGNED Oct 28, 2019	
37. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH 184 1st St N, Alabaster, Alabama 35007							
38. REGISTRAR Nicole Henderson Rushing						39. DATE FILED Oct 28, 2019	

**CAUSE OF DEATH**

40. PART I. DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH							INTERVAL	
IMMEDIATE CAUSE	A. Cardiopulmonary collapse						minutes	
	DUE TO (OR AS A CONSEQUENCE OF):							
	UNDERLYING CAUSE	B. Stroke						hours
		DUE TO (OR AS A CONSEQUENCE OF):						
C. Ascending Aorta, Type A dissection						hours		
DUE TO (OR AS A CONSEQUENCE OF):								
41. PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH Ascending Aortic Dissection, Stroke, Multisystem Organ Failure								
42. MANNER OF DEATH Natural Causes		43. PREGNANT (IF FEMALE)		44. AUTOPSY No	45. FINDINGS CONSIDERED	46. TOXICOLOGY No	47. FINDINGS CONSIDERED	48. TOBACCO USE CONTRIBUTED TO DEATH No
49. HOW INJURY OCCURRED								
50. DATE AND TIME OF INJURY			51. INJURY AT WORK		52. IF TRANSPORTATION INJURY, SPECIFY			
53. PLACE OF INJURY			54. LOCATION OF INJURY					

ADPH HS E2/REV 01-16

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2019-454-255-0

October 29, 2019



Official Public Records  
 Judge of Probate, Shelby County Alabama, County Clerk  
 Shelby County, AL  
 06/20/2023 12:56:17 PM  
 \$28.00 BRITTANI  
 20230620000183300

*Nicole H. Rushing*  
 Nicole Henderson Rushing  
 State Registrar of Vital Statistics

*Allen S. Beyl*

ANY ALTERATIONS VOID THIS DOCUMENT

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