

SWORN AFFIDAVIT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

The Affiant, being first duly sworn, deposes and says on oath as follows:

1. My name is Betty Faye Lucas.
2. I am over nineteen (19) years of age and of sound mind and body.
3. On April 3, 1968 Leona Harper Sims died in Shelby County, Alabama. See Exhibit "C" attached hereto and incorporated by reference herein as if fully set forth. I and William F. Sims are the only living of Leona Harper Sims. William F. Sims' whereabouts are currently unknown.
4. I have had the property located at 353 Highway 54, Montevallo, AL 35115 assessed in my name at the property tax commissioner's office since 1985. See Exhibit "B" attached hereto and incorporated by reference herein as if fully set forth. The property is more particularly described in Exhibit "A" and attached hereto and incorporated by reference herein as if fully set forth. I alone have paid all the property taxes since that time.
5. On August 13, 2014, I issued a legal notice in the Shelby County Reporter, a paper of general circulation, which stated "anyone who has any claims on property, 353 Highway 54, Montevallo, AL 35115 please contact Betty Lucas at 205-665-5438 by September 12, 2014.". See Exhibit "D" attached hereto and incorporated by reference herein as if fully set forth. As of the date of the making of this affidavit no one has made any claim whatsoever against the property described in Exhibit "A".
6. I make this affidavit on first hand and personal knowledge.

Further affiant saith not.


20150121000022120 1/6 \$29.00
Shelby Cnty Judge of Probate, AL
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Betty Fay Lucas
Plaintiff/Affiant

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

BEFORE ME, the undersigned, a Notary Public in and for Shelby County, in the State of Alabama, personally appeared Betty Fay Lucas, who, being first duly sworn by me, deposes and says on oath that she has read the foregoing document and the allegations contained therein are true and correct according to her best information, knowledge and belief.

SWORN TO and SUBSCRIBED before me this 16 day of January 2015.

Debra D. Miller
Notary Public
My Commission Expires:

MY COMMISSION EXPIRES:
April 15, 2018

Prepared by:
Peoples Law Firm
108 Plaza Circle
Alabaster, AL 35007


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do grant, bargain, sell and convey unto the said

the following described real estate, to-wit:

Beginning at the North East corner of the Tommie Pickett property on the South side of Eddings Town and Pearidge Public Road and running along said road in an easterly direction 105 feet, thence in a northerly direction 840 feet, thence in a westerly direction 105 feet, thence in a northerly direction 840 feet, to point of beginning containing two acres in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 2, Township 22, Range four west, The mineral rights are expressly reserved by the Southern Mineral Land Company.

EXHIBIT "A"



20150121000022120 3/6 \$29.00
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DON ARMSTRONG
PROPERTY TAX COMMISSIONER
ASSESSMENT RECORD - 2014

P. O. BOX 1269
COLUMBIANA, ALABAMA 35051
Tel: (205) 670-6900
Printed On: 8/20/2014

PARCEL: 26 1 02 0 001 064.000
CORPORATION: I
OWNER: SIMS LEONA
C/O BETTY FAYE LUCAS
ADDRESS: 353 HWY 54
MONTEVALLO, AL 35115
EXEMPT CODE: 00
OVER 65 CODE:
PROPERTY CLASS: 02
OVR ASD VALUE:

MUN CODE: 01 COUNTY
EXM OVERRIDE AMT: \$0
HS YEAR: 0

LAND VALUE 10% \$0
LAND VALUE 20% \$15,350
CURRENT USE VALUE \$0

CLASS 2
Manf. Home 1 MHDPS01 \$3,420
Manf. Home 1 MHD1000 \$11,740

CLASS 3

TOTAL MARKET VALUE: \$30,510

CLASS USE SEE NOTES FOR 2014
FOREST ACRES: 0
PREV. YEAR VALUE: \$31,770

ASSMT. FEE:
BOE VALUE: \$30,510

PARENT PARCEL:
REMARKS: DB 122 PG 215;
Last Modified: 3/19/2014 1:55:52 PM
Property Address:
Contiguous Parcels: 26 1 02 0 001 065.000 : 2.02 Acres

ASSESSMENT/TAX		CURR ASSMT: [NONE] MTG CODE: - LOAN: ACCOUNT NO: 12600159 Sort Code: RS00159						
	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX	
STATE	2	01	\$6,120	\$39.78	\$0	\$0.00	\$39.78	
COUNTY	2	01	\$6,120	\$45.90	\$0	\$0.00	\$45.90	
SCHOOL	2	01	\$6,120	\$97.92	\$0	\$0.00	\$97.92	
DIST SCHOOL	2	01	\$6,120	\$85.68	\$0	\$0.00	\$85.68	
CITY	2	01	\$6,120	\$0.00	\$0	\$0.00	\$0.00	
FOREST	02	01	\$0	\$0.00	\$0	\$0.00	\$0.00	

ASSD. VALUE: \$6,120.00 \$269.28 GRAND TOTAL: \$269.28
Shelby Tax

INSTRUMENTS		SALES INFORMATION			
INST NUMBER	DATE	SALE DATE	SALE PRICE	SALE TYPE	RATIOABLE
No Sales Information on Record					

MAP NUMBER: 26 1 02 0 000 CODE1: 00 CODE2: 00
SUB DIVISON1:
SUB DIVISON2:
LEGAL DESCRIPTION
PRIMARY LOT: PRIMARYBLOCK: 000
SECONDARY LOT: SECONDARYBLOCK: 000
SECTION1 02 TOWNSHIP1 22S RANGE1 04W
SECTION2 00 TOWNSHIP2 00 RANGE2 00
SECTION3 00 TOWNSHIP3 00 RANGE3 00
SECTION4 00 TOWNSHIP4 RANGE4
LOT DIM1 105.00 LOT DIM2 840.00 ACRES 2.020 SQ FT 87,991.200

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METES AND BOUNDS: BEG @ INTER S RW 54 & W SEC LN TH NE ALG RW 105' TH SE 840 TH SW 105' TH NW 800'(S) 840'(D) TO
POB SEC2 T22S R4W DB 122 PG 215 10/19/1945

REMARKS: TAX SALE

SOLD 5/16/2001 FOR 2000 TAXES FROM SIMS LEONA TO CAMBRIDGE DONALD & SIMS BETTY JEAN DOC#41-300 REDEEMED 4/9/03 BY#42085

Tax Year	Entity Name	Mailing Address
2014	SIMS LEONA C/O BETTY FAYE LUCAS	353 HWY 54, MONTEVALLO AL - 35115
2013	SIMS LEONA C/O BETTY FAYE LUCAS	353 HWY 54, MONTEVALLO AL - 35115
2012	SIMS LEONA C/O BETTY FAYE LUCAS	353 HWY 54, MONTEVALLO AL - 35115
2011	SIMS LEONA C/O BETTY FAYE LUCAS	353 HWY 54, MONTEVALLO AL - 35115
2010	SIMS LEONA C/O BETTY FAYE LUCAS	353 HWY 54, MONTEVALLO AL - 35115
2009	SIMS LEONA C/O BETTY FAYE LUCAS	353 HWY 54, MONTEVALLO AL - 35115
2008	SIMS LEONA C/O BETTY FAYE LUCAS	353 HWY 54, MONTEVALLO AL - 35115
2007	SIMS LEONA C/O BETTY FAYE LUCAS	353 HWY 54, MONTEVALLO AL - 35115
2006	SIMS LEONA C/O BETTY FAYE LUCAS	353 HWY 54, MONTEVALLO AL - 35115

EXHIBIT "B"

ALABAMA

Center for Health Statistics

THIS IS A
LEGAL
RECORD AND
WILL BE PER-
MANENTLY
FILED

OTHER
SIDE

FILL IN
WITH A
TYPEWRITER
OR WRITE
PLAINLY
WITH DARK
INK. DO NOT
USE GREEN
NOR RED INK.
LEGAL COPIES
CANNOT BE
MADE IF
ENTRIES
ARE DIM

ALL ITEMS
MUST BE
COMPLETE
AND
ACCURATE

IF NO DOCTOR
WAS IN
ATTENDANCE
MEDICAL CER-
TIFICATION
SHOULD BE
COMPLETED
BY A LOCAL
HEALTH
OFFICER OR
CORONER IF
HE IS A
PHYSICIAN OR
IF INQUEST
WAS HELD

VS-2

CERTIFICATE OF DEATH STATE OF ALABAMA

11052

1. PLACE OF DEATH a. COUNTY Shelby 59096		b. CITY, TOWN, OR LOCATION Alabaster, Ala		2. USUAL RESIDENCE (Where deceased lived, if institution: Residence before admission) a. STATE Alabama b. COUNTY Shelby	
3. NAME OF DECEASED (Type or print) Leona		4. DATE OF DEATH Month April Day 3 Year 1968		5. SEX Female 6. COLOR OR RACE White	
7. MARRIED ☐ NEVER MARRIED ☐ WIDOWED ☐ 8. DIVORCED ☐		9. AGE (In years last birthday) 68		10. DATE OF BIRTH 5-13-1899	
11. USUAL OCCUPATION (Give kind of work done during most of working life)		12. KIND OF BUSINESS OR INDUSTRY		13. BIRTHPLACE (State or foreign country) Alabama	
14. FATHER'S NAME Al Happer		15. MOTHER'S MAIDEN NAME Allie Hudgens		16. NAME OF SURVIVING SPOUSE	
17. WAS DECEASED EVER IN U. S. ARMED FORCES? (Yes, no, or unknown; if yes, give war or dates of service)		18. SOCIAL SECURITY NO.		19. INFORMANT'S NAME Mr. C.D. Sims	
20. CAUSE OF DEATH (Enter only one cause per line for (a), (b), and (c).) PART I. DEATH WAS CAUSED BY: IMMEDIATE CAUSE (a) Pulmonary Embolism DUE TO (b) Arterio-sclerosis DUE TO (c) 4500		21. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO THE TERMINAL DISEASE CONDITION GIVEN IN PART II Diabetes Mellitus		22. INTERVAL BETWEEN ONSET AND DEATH	
23a. (Probably) ACCIDENT ☐ SUICIDE ☐ HOMICIDE ☐		24. DESCRIBE HOW INJURY OCCURRED. (Enter nature of injury in Part I or Part II of Item 18.)			
25. TIME OF HOUR Month, Day, Year INJURY a. m. p. m.		26. PLACE OF INJURY (a. g., in or about home, farm, factory, street, office)			
27. INJURY OCCURRED WHILE AT WORK ☐ NOT WHILE WORK ☐ AT WORK ☐		28. CITY, TOWN, OR LOCATION COUNTY STATE			
29. I attended the deceased from 31 Mar. 68 to 3 April 68 and last saw deceased on 3 April 68		30. Death occurred at 6:55 PM on the date stated above and to the best of my knowledge, from the causes stated.			
31. SIGNATURE [Signature] (Degree or title)		32. ADDRESS [Signature]		33. DATE SIGNED 4/8/68	
34. BURIAL, CREMATION, REMOVAL (Specify)		35. DATE 4-5-68		36. NAME OF CEMETERY OR CREMATORY Macedonia	
37. LOCATION (City, town, or county) Marvel, Alabama		38. FUNERAL DIRECTOR ADDRESS Bolton & Walton Columbiana, Ala 5-3-68			
39. DATE RECD. BY LOCAL REG. 5-3-68		40. REGISTRAR'S SIGNATURE Mollie Thigant			



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This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2014-186-688-5

March 19, 2014

EXHIBIT "C"

Catherine M. Donald
Catherine Molchan Donald
State Registrar of Vital Statistics

AFFP
CLAIM

Affidavit of Publication

STATE OF ALABAMA }
COUNTY OF SHELBY } SS

Tim Prince, being duly sworn, says:

That he is Publisher of the Shelby County Reporter, a weekly newspaper of general circulation, printed and published in Columbiana, Shelby County, Alabama; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

August 13, 2014

That said newspaper was regularly issued and circulated on those dates.

The sum charged by the Newspaper for said publication does not exceed the lowest rate paid by commercial customers for an advertisement of similar size and frequency in the same newspaper in which the public notice appeared.

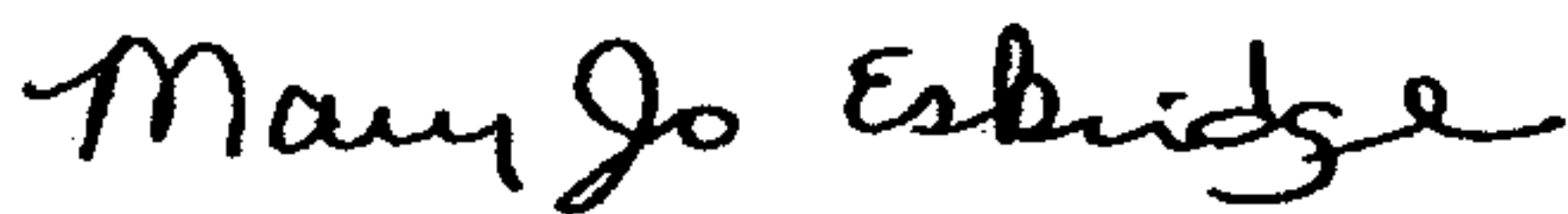
There are no agreements between the Shelby County Reporter and the officer or attorney charged with the duty of placing the attached legal advertising notices whereby any advantage, gain or profit accrued to said officer or attorney.

SIGNED:



Publisher

Subscribed to and sworn to me this 13th day of August 2014.



Mary Jo Eskridge, Notary Public, Shelby County, Alabama

My commission expires: April 09, 2018

04151939 00079325

Betty Lucas
353 Hwy 54
Montevallo, AL 35115

LEGAL NOTICE

Anyone who has any claims on property, 353 Hwy. 54, Montevallo, AL 35115, please contact Betty Lucas at 205-665-5438 by September 12, 2014.

Shelby County Reporter
Aug. 13, 2014

CLAIM

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EXHIBIT "D"