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This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

AFFIDAVIT OF DECEASED JOINT TENANT

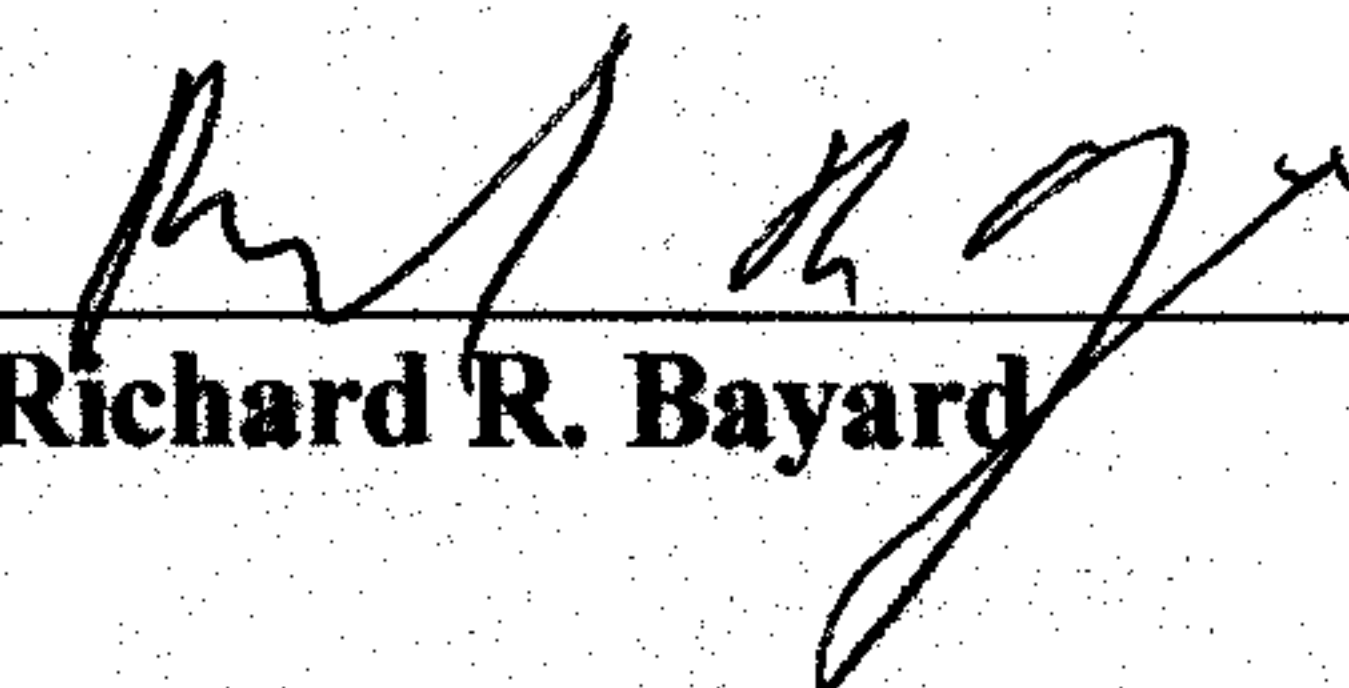
STATE OF ALABAMA
COUNTY OF SHELBY

BEFORE ME, the undersigned Notary Public, personally appeared Richard R. Bayard, of legal age, as the sole surviving tenant, "Affiant", who upon being duly sworn, deposes and states upon his oath and affirmation, the following:

1. My Name is Richard R. Bayard and I reside at 1963 Chandalar Court, Pelham, AL 35124.
2. I owned real property as a joint tenant with Frances H. Bayard, my spouse, who, at the time of her demise, was one of the owners of such real property located in Shelby County, Alabama, as evidenced in a Warranty Deed from Marjorie Messer Yance, a married woman dated July 28, 1997, recorded July 29, 1997 under Book/Page/Instrument No. 1997-23695, in the Official Records of Shelby County, Alabama and said property is described as follows:

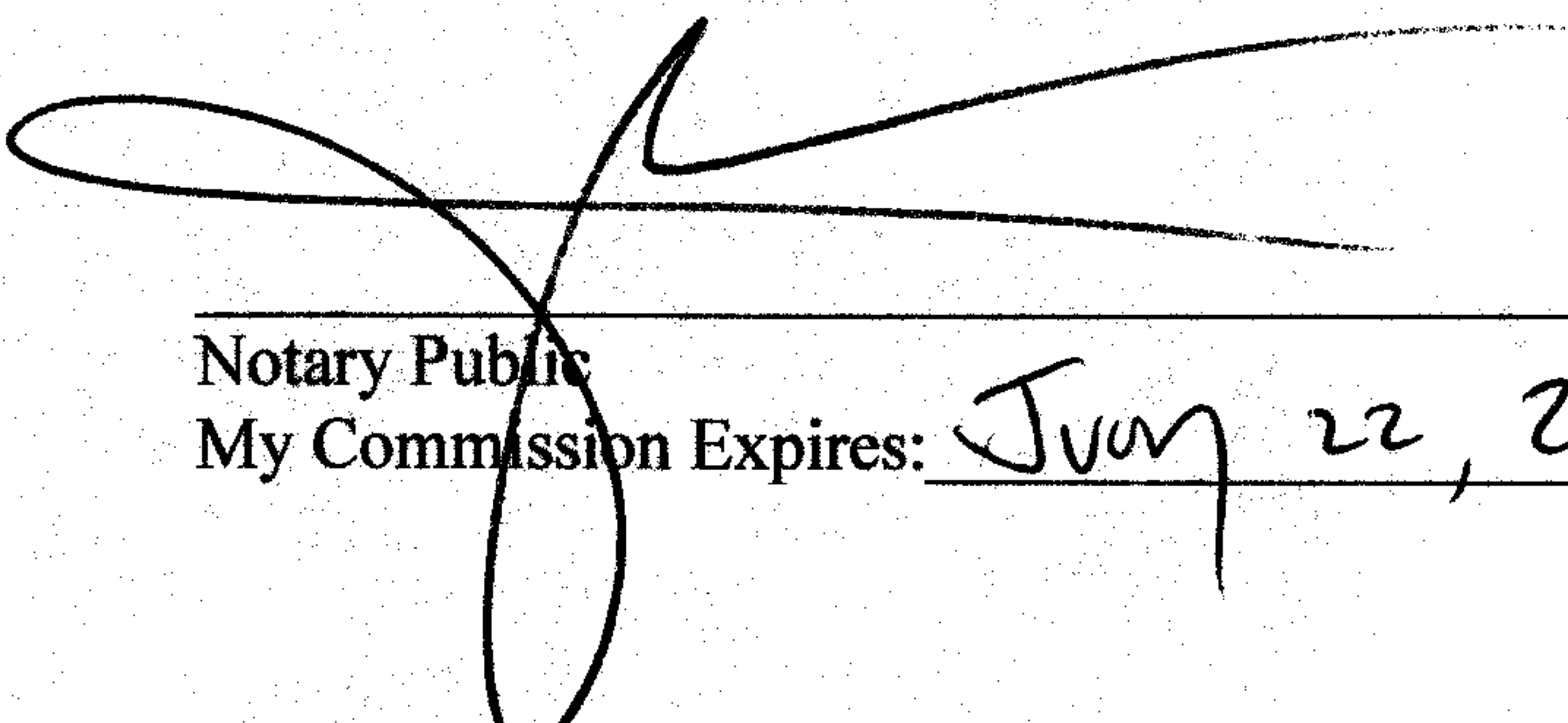
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.
3. Frances H. Bayard, my joint tenant and deceased spouse, departed this life on June 19, 2017 as evidenced by a copy of the Death Certificate of the deceased attached hereto.
4. Affiant is the sole surviving joint tenant of the property described herein.

Dated this 22ND day of JANUARY, 2019.


Richard R. Bayard

STATE OF ALABAMA
COUNTY OF SHELBY

Sworn to before me this 22ND day of JANUARY, 2019.


Notary Public

My Commission Expires: JUN 22, 2019

Mail Tax Statements to:
Richard R. Bayard
1963 Chandalar Court
Pelham, AL 35124

JAMES L. GARY JR.
Notary Public
Alabama State at Large

ALABAMA
Center for Health Statistics
ALABAMA CERTIFICATE OF DEATH State File Number **101 2017-23621**

1. DECEASED LEGAL NAME Helene Frances Bayard				2. DATE AND TIME OF DEATH Jun 19, 2017 1619	
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 Pelham, 35124		7. PLACE OF DEATH 1963 Chandalar Court	
8. SEX Female		9. LAST NAME PRIOR TO FIRST MARRIAGE Messer			10. SERVED IN ARMED FORCES No
11. AGE 63	UNDER 1 YEAR MONTHS DAYS	UNDER 1 DAY HRS MINS	12. DATE OF BIRTH Sep 26, 1953	13. BIRTHPLACE (State or Foreign Country) New York	14. SOCIAL SECURITY NUMBER [REDACTED]
15. MARITAL STATUS Married		16. SURVIVING SPOUSE NAME PRIOR TO FIRST MARRIAGE Richard Bayard			17. RESIDENCE STATE Alabama
18. RESIDENCE COUNTY Shelby		19. CITY, TOWN OR LOCATION AND ZIP CODE Pelham, 35124		20. STREET ADDRESS 1963 Chandalar Court	
21. INFORMANT NAME, RELATIONSHIP AND ADDRESS Richard Bayard, Husband, 1963 Chandalar Court, Pelham, AL 35124					
22. FATHER/PARENT NAME PRIOR TO FIRST MARRIAGE Arnold Messer			23. MOTHER/PARENT NAME PRIOR TO FIRST MARRIAGE Mary Frances Ahrens		
24. DISPOSITION OF BODY Cremation		25. CEMETERY OR CREMATORY Cremation Center of Birmingham		26. LOCATION Woodstock, Alabama	
27. DATE OF DISPOSITION Jun 23, 2017		28. FUNERAL DIRECTOR Lance H Millette		29. LICENSE NUMBER	30. DATE SIGNED Jun 26, 2017
31. FUNERAL HOME NAME AND ADDRESS Cremation Ctr of Birmingham-Woodstock, 732 Montg. Hwy 360, Birmingham, AL 35216					32. LICENSE NUMBER
33. MEDICAL CERTIFICATION: _____ CERTIFYING PHYSICIAN _____ MEDICAL EXAMINER ☒ CORONER					
34. NAME Lina Evans, Coroner				35. LICENSE NUMBER	36. DATE SIGNED Jun 23, 2017
37. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH PO Box 1321, Columbiana, Alabama 35051					
38. REGISTRAR Catherine Molchan Donald					39. DATE FILED Jun 26, 2017

CAUSE OF DEATH

40. PART I. DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH					INTERVAL	
IMMEDIATE CAUSE UNDERLYING CAUSE	A. Complications of Cardiovascular Disease DUE TO (OR AS A CONSEQUENCE OF):					years
	B. _____ DUE TO (OR AS A CONSEQUENCE OF):					
	C. _____ DUE TO (OR AS A CONSEQUENCE OF):					
	D. _____					
41. PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH Diabetes, Hypertension						
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 Unknown
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. 2017-309-080-9

June 28, 2017

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

EXHIBIT A
LEGAL DESCRIPTION

UNIT D, BUILDING 8, PHASE II OF CHANDALAR TOWNHOUSES, AS RECORDED IN MAP BOOK 7, PAGE 166, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 670.76 FEET; THENCE 90 DEGREES LEFT IN A WESTERLY DIRECTION A DISTANCE OF 170.0 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CHANDALAR COURT; THENCE 90 DEGREES RIGHT IN A NORTHERLY DIRECTION ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 105.0 FEET; THENCE 90 DEGREES LEFT IN A WESTERLY DIRECTION A DISTANCE OF 14.6 FEET TO A POINT ON THE NORTHEAST CORNER OF A WOOD FENCE THAT EXTENDS ACROSS THE FRONTS OF UNITS A, B, C AND D, BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE ALONG THE OUTER FACE OF A WOOD FENCE, WALL AND ANOTHER WOOD FENCE ALL ON THE NORTH SIDE OF SAID UNIT D A DISTANCE OF 67.7 FEET TO A POINT ON THE NORTHWEST CORNER OF A WOOD FENCE THAT EXTENDS ACROSS THE BACKS OF UNITS A, B, C AND D; THENCE 90 DEGREES LEFT IN A SOUTHERLY DIRECTION ALONG THE WEST OUTER FACE OF SAID WOOD FENCE A DISTANCE OF 17.0 FEET TO A POINT ON THE NORTHEAST CORNER OF A STORAGE BUILDING; THENCE 90 DEGREES RIGHT IN A WESTERLY DIRECTION ALONG THE NORTH OUTER FACE OF SAID STORAGE BUILDING A DISTANCE OF 4.1 FEET TO A POINT ON THE NORTHWEST CORNER OF SAID STORAGE BUILDING; THENCE 90 DEGREES LEFT IN A SOUTHERLY DIRECTION ALONG THE WEST OUTER FACE OF SAID STORAGE BUILDING A DISTANCE OF 60 FEET TO A POINT ON THE SOUTHWEST CORNER OF SAID STORAGE BUILDING; THENCE 90 DEGREES LEFT IN AN EASTERLY DIRECTION ALONG THE SOUTH OUTER FACE OF SAID STORAGE BUILDING, THE CENTERLINE OF A WOOD FENCE COMMON TO UNITS C AND D, THE CENTERLINE OF A PARTY WALL COMMON TO UNITS C AND D, AND THE CENTERLINE OF ANOTHER WOOD FENCE COMMON TO UNITS C AND D, A DISTANCE OF 71.8 FEET TO A POINT ON THE EAST OUTER FACE OF A WOOD FENCE THAT EXTENDS ACROSS THE FRONTS OF UNITS A, B, C AND D, THENCE 90 DEGREES LEFT IN A NORTHERLY DIRECTION ALONG THE EAST OUTER FACE OF SAID WOOD FENCE THAT EXTENDS ACROSS THE FRONT OF UNIT D, A DISTANCE OF 23.0 FEET TO THE POINT OF BEGINNING, SITUATED IN SHELBY COUNTY, ALABAMA.

SITUATE IN THE COUNTY OF SHELBY, STATE OF ALABAMA.

PARCEL ID NUMBER: 13 1 01 4 401 001.011

PROPERTY COMMONLY KNOWN AS: 1963 CHANDALAR COURT, PELHAM, AL 35124



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/29/2019 11:41:56 AM
\$24.00 CHERRY
20190129000029770

Allen S. Boyd