

STATE OF ALABAMA     )  
                                      :  
SHELBY COUNTY         )

**AFFIDAVIT**

Before me, the undersigned, a Notary Public in and for said County in said State, personally appeared **NANCY WILLIAMS BALL**, whose name is signed to this Affidavit and who is known to me, and who being by me first duly sworn, deposes and says as follows:

1. My name is Nancy Williams Ball. I am over nineteen years of age and of sound mind.

2. I am an attorney with the firm of Bradley Arant Boult Cummings LLP ("Bradley") which represents Brad Leonard in his capacity as the Personal Representative of the Estate of Carol Ann Hosmer, deceased. Carol Ann Hosmer (the "Decedent") died on October 21, 2020, and Letters of Administration were granted to Brad Leonard as the Personal Representative of her estate on December 14, 2020 by the Shelby County Probate Court (Case No. PR-2020-000986).

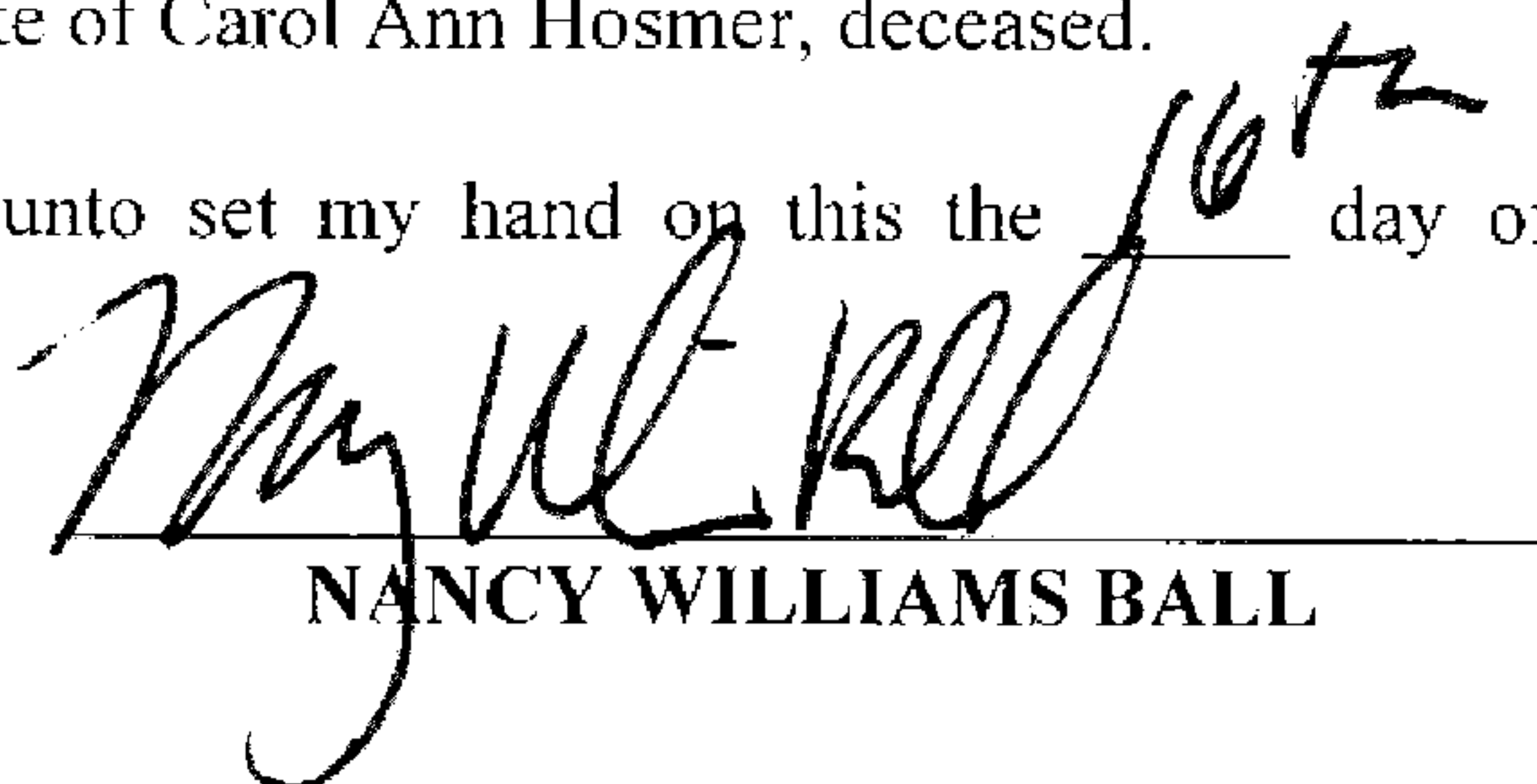
3. The Decedent purchased certain real property located in Shelby County, Alabama (the "Property"), jointly with rights of survivorship with William David Bradford, Jr., pursuant to that certain Joint Survivorship Deed, as recorded in the office of the Judge of Probate of Shelby County, Alabama, on September 14, 2000, as Instrument Number 2000-31994 (the "Deed").

4. On March 28, 2003, William David Bradford, Jr. executed a document conveying his one-half interest in the Property to Carol Ann Hosmer, which document is attached hereto as Exhibit A.

5. The undersigned did not prepare the said document and Bradley does not represent William David Bradford, Jr. To the best of my knowledge, the said document was self-prepared by William David Bradford, Jr.

6. It is intended that this Affidavit and the Exhibit A attached hereto be recorded in the office of the Judge of Probate of Shelby County, Alabama, to reflect the conveyance by William David Bradford, Jr. of his one-half (1/2) interest in the Property to the Decedent, resulting in such interest being an asset of the Estate of Carol Ann Hosmer, deceased.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16<sup>th</sup> day of March, 2021.

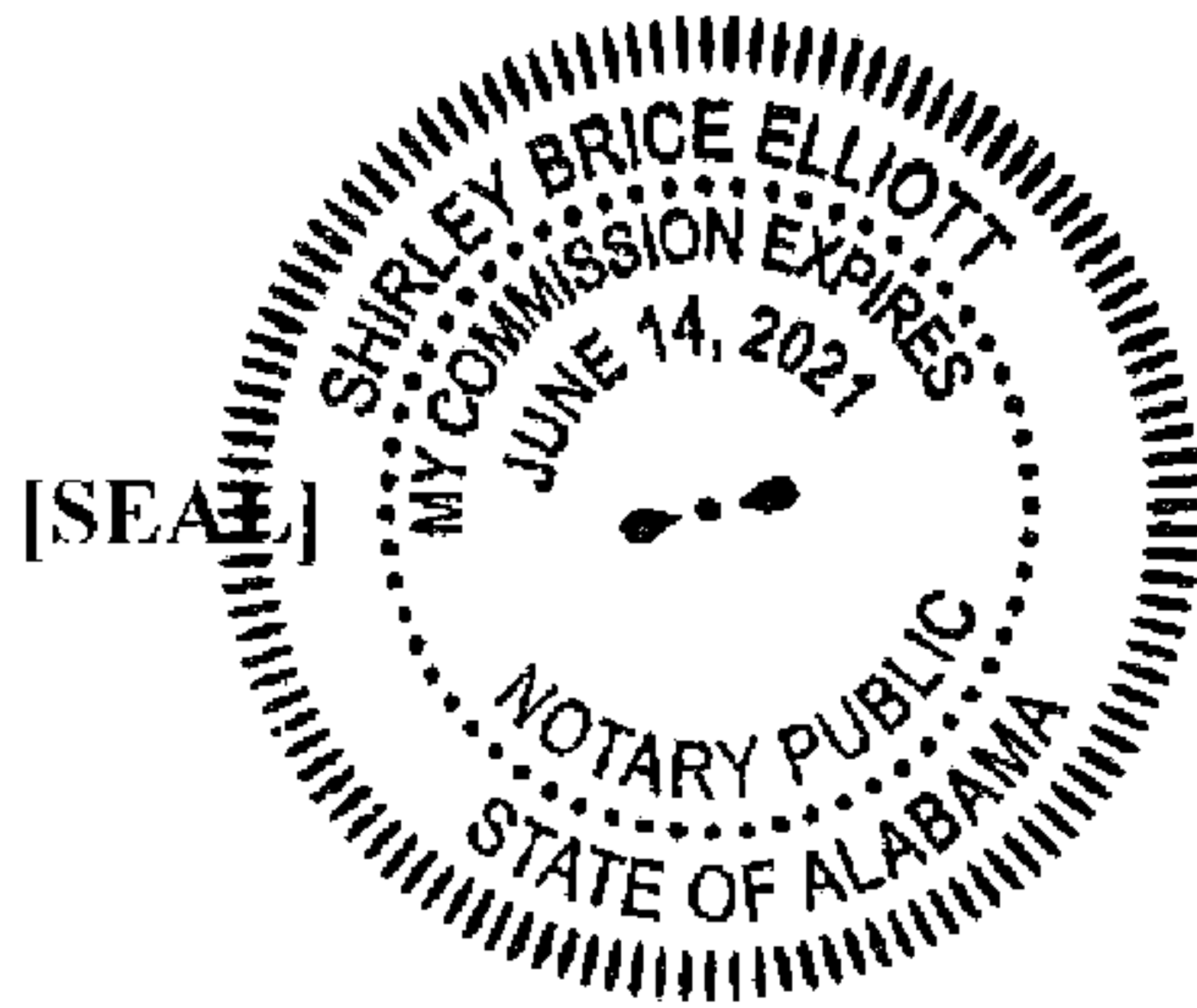
  
NANCY WILLIAMS BALL



STATE OF ALABAMA     )  
                                      :  
JEFFERSON COUNTY     )

I, the undersigned, a Notary Public in and for the State, in said County, do hereby certify that **NANCY WILLIAMS BALL**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily as of the day the same bears date.

GIVEN UNDER MY HAND on this 16<sup>th</sup> day of March, 2021.   •



Shirley Brice Elliott  
Notary Public

My Commission Expires: 6-14-2021



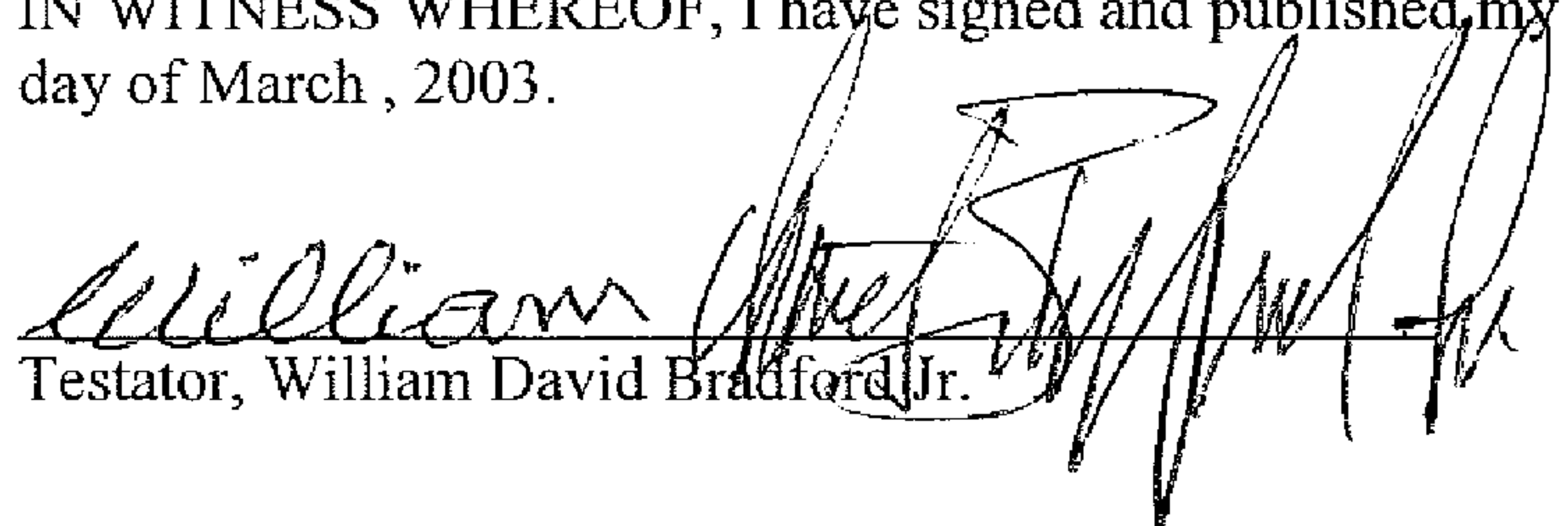
EXHIBIT A

I, William David Bradford Jr., being of sound mind and memory, and under no duress, hereby give, devise, and bequeath to Carol Ann Hosmer, my half of the equity in the home listed below:

The described property located in the County of Shelby, State of Alabama.

Lot 23, according to the Survey of Bent River Estates, Phase I, as recorded in Map Book, Page 135, in the Probate Office of Shelby County, Alabama. Described said property is 1601 Bent River Circle; Birmingham, Alabama 35216.

IN WITNESS WHEREOF, I have signed and published my request on this 28<sup>th</sup> day of March, 2003.

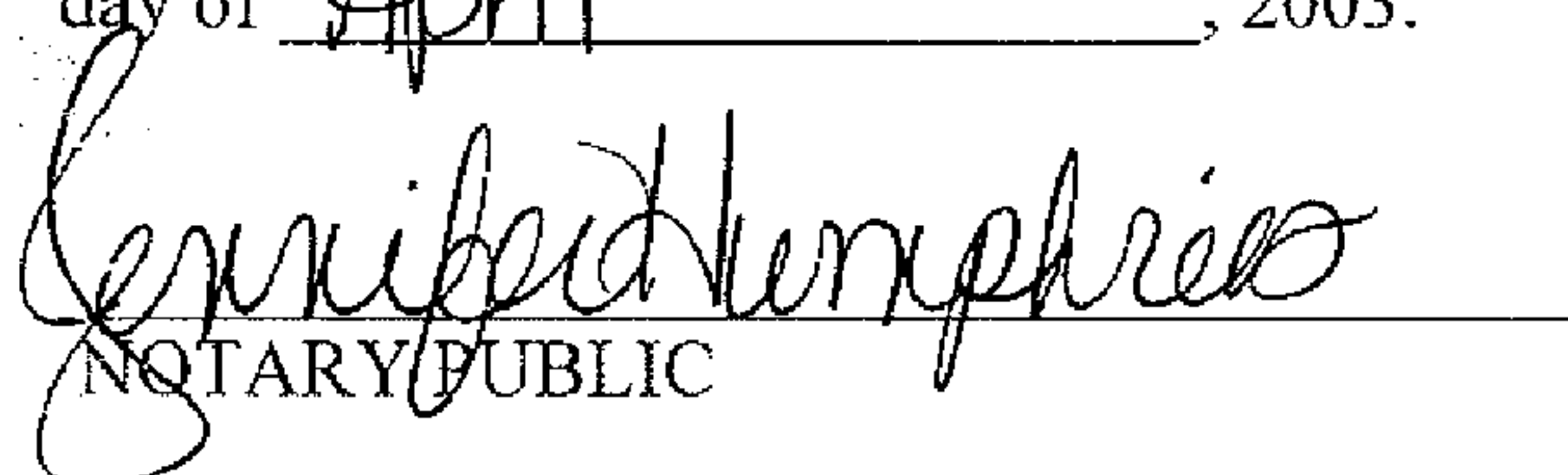
  
Testator, William David Bradford Jr.

State of Alabama ) SS.

County of Tuscaloosa

Before me personally appeared  
William David Bradford Jr

Who acknowledged the foregoing as his free act and deed, this 2nd  
day of April, 2003.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES  
FEBRUARY 8, 2004.

My commission expires: \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/16/2021 03:50:53 PM  
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*Allen S. Bayl*