

AFFIDAVIT

20210701000318650
07/01/2021 08:34:52 AM
AFFID 1/1

My name is, Douglas H. Ballard III. I am giving this Affidavit to Anchor Title, LLC and the Law Office of Jack R. Thompson Jr. to resolve any confusion or misunderstanding relating to the execution of that certain deed to Marceline Ruth Ballard and John Hayden Ballard dated May 11, 2020 and recorded in the Probate Court of Shelby County, Alabama. The legal description of said property is : Meadowlark Subdivision Lot 18, block 5, section 26, Township 20 South, Range 3 West, recorded in Map Book 7, Page 78, Shelby County, Alabama.

I was the successor Trustee to Frances W. Stephens in the Betty Ballard Living Trust. Frances W. Stephens resigned as Trustee on June 8, 2016. The terms of the trust provided that if Frances W. Stephens was unable to perform her duties as Trustee, I was empowered to act as Successor Trustee.

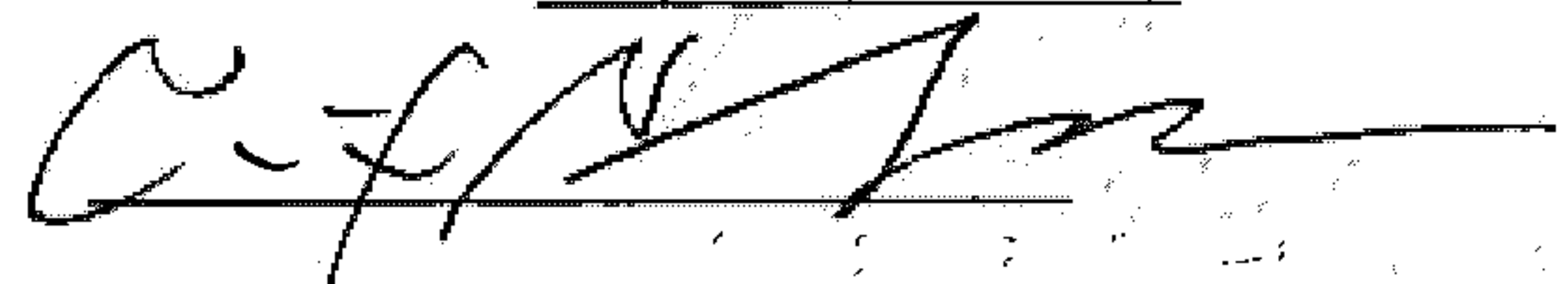
The terms of the Trust provided that if I was unable to act as Trustee then Regions Morgan Keegan Trust would be empowered to act as Trustee. To the best of my knowledge no one at Regions Morgan Keegan Trust ever acted as a Trustee of the Trust. I have no knowledge of any person at Morgan Keegan Trust who has any familiarity with the Trust or ever acted in any capacity as Trustee of the Trust.

Signed with my hand and seal this the 18th June, 2021.



Douglas H. Ballard, III

Signed this the 18 June, 2021, before me a Notary Public for the state of Alabama.



Notary Public

NCE: 2/28/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2021 08:34:52 AM
\$25.00 JOANN
20210701000318650

Allen S. Bayl