

STATE OF ALABAMA

SHELBY COUNTY

HEIRSHIP AFFIDAVIT

Before me the undersigned authority, a notary public in and for said county, in said state, personally appeared **Blake Nixon** who is known to me, and who, being by me first duly sworn, deposes and says as follows:

"My name is **Blake Nixon**. I am over the age of nineteen years and live at **921 Edgewood Drive Pell City, Alabama 35128** and I have personal knowledge of the facts set out herein.

I was personally well acquainted with **Mark G. Brasher** (herein the "decedent"), during their lifetime, having known them as friend for more than the last **20 years** of their life. The decedent departed this life on or about **December 4, 2010** and was a resident citizen of **Shelby County, Alabama** at the time of their death. The decedent died intestate; there has been no administration of their estate. I am well acquainted with the family, next of kin, and near relatives of the decedent, and with all those persons who, under the laws of descent and distribution of the State of Alabama, would be their heirs at law. The decedent's heirs at law are, to wit:

Name	Relationship	Age	Apparent Mental Capacity
Kathy Brasher	Spouse	Over 19 years of age	Competent
Zebulon Brasher	Son	Over 19 years of age	Competent
Molly B. Jones	Daughter	Over 19 years of age	Competent
Abigail Brasher	Daughter	Over 19 years of age	Competent

There are no other children, deceased or otherwise, other than those stated above and they were married at the time of their death.

This affidavit is given for the purpose of inducing the purchase of and/or the making of a mortgage loan on decedent's property, and further inducing **Fidelity National Title Insurance Company** (hereinafter **Fidelity**) by and through its agent **Regency Title & Closing, LLC** (hereinafter **Regency**) to issue a binder or binders, commitment or commitments, and/or policy or policies of title insurance insuring the title to the property without exception to, among other matters, title to the decedent's heirs, and in consideration thereof, the affiant hereby agrees to indemnify and hold **Fidelity** and **Regency** harmless from any and all loss, costs, or damages, including attorneys fees, which either or both of them may incur or become liable for under its insured closing service letter, binder or binders, commitment or commitments, and/or policy or policies, either directly or indirectly, **as a result of any misstatement contained herein**. Further the affiant sayeth not."


AFFIANT- **Blake Nixon**

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, April Renee Smith

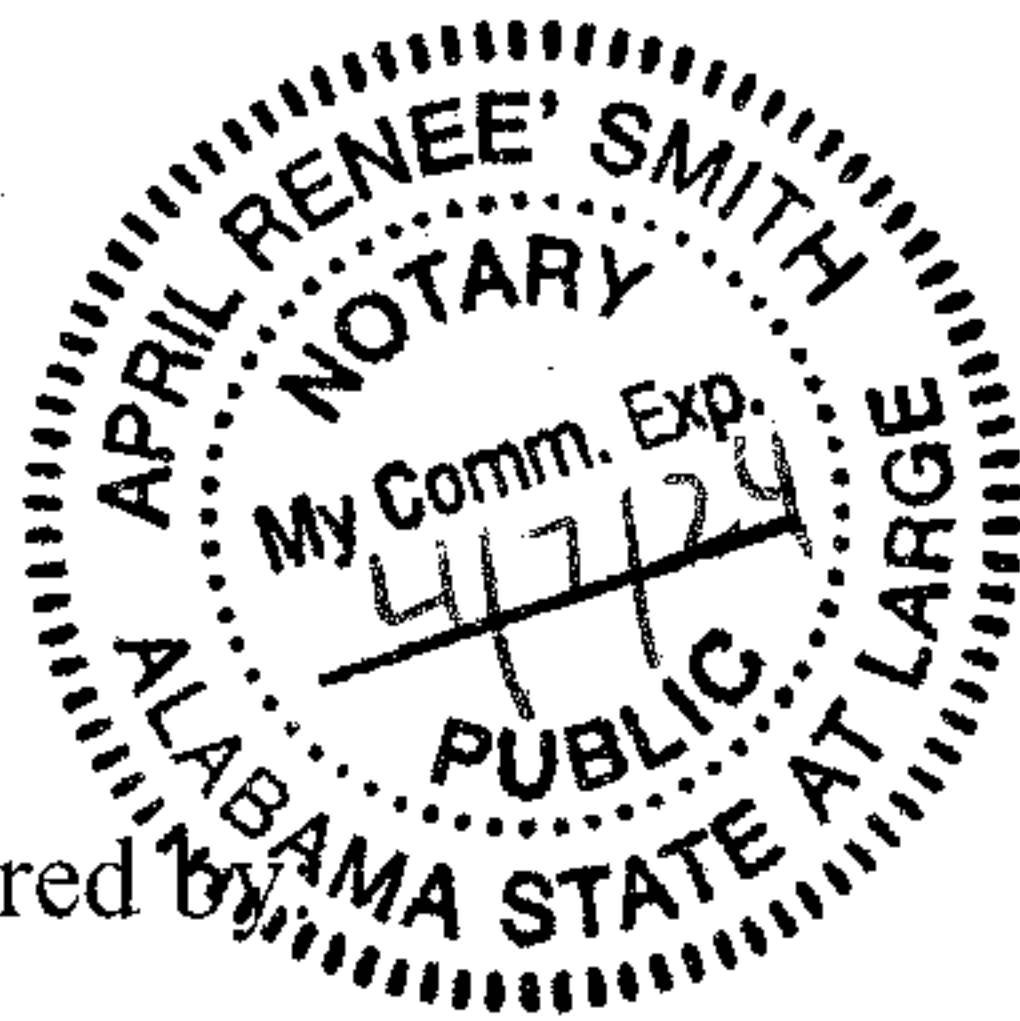
, a Notary Public in and for said County, in said State, hereby certify that **Blake Nixon**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of this Affidavit, they executed the same voluntarily as their own act on the day the same bears date.

Given under my hand and official seal this _____ day of **June, 2021**.

(Stamp or Seal)

File No.: **2021161**

This Instrument prepared by
Frank Steele Jones
Regency Title & Closing, LLC
500 Southland Drive, Suite 230
Birmingham, AL 35226



April Renee Smith
Notary Public

My Commission Expires: 4/7/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2021 04:02:30 PM
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Allie S. Beyle