

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy., Ste. 645
Birmingham, AL 35243
BHM-23-5294-C

AFFIDAVIT AS TO HEIRS

STATE OF ALABAMA
COUNTY OF JEFFERSON

On the 29 day of August, 2023, before me personally appeared Erin Amanda Ellerbusch personally known to me and by me first duly sworn on oath did say as follows:

Affiants are familiar with the family history of Lucinda Davis, deceased, who was the devisee/owner of the following properties with an address of 5564 Cahaba Valley Road, Birmingham, AL 35242, 5560 Cahaba Valley Road, Birmingham, AL 35242, and 5600 Cahaba Valley Road, Birmingham, AL 35242.

PARCEL 1:

Part of Parcel 3, according to the Plat showing the Division of a part of the Allen Estate as recorded in Map Book 4 page 65, in the Office of the Judge of Probate of Shelby County, more particularly described as follows:

Begin at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 23, Township 19 South, Range 2 West, and run West along said Section Line 902.80 feet to the point of beginning; thence angle left 72 degrees 50 minutes and run Southwesterly 16.85 feet; thence angle left of 45 degrees 41 minutes and run Southeasterly 997.61 feet to a point on the Northerly right of way line of Cahaba Valley Road; thence an angle left of 104 degrees 55 minutes and run along said right of way line 150.02 feet; thence an angle left of 80 degrees 19 minutes 55 seconds and run Northwesterly 1014.18 feet; thence an angle left of 129 degrees 04 minutes 05 seconds and run Southwesterly 56.05 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL 2:

Begin at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 23, Township 19 South, Range 2 West and run West 902.80 feet; thence an angle left of 72 degrees 50 minutes and run Southwesterly 16.85 feet to the point of beginning; thence continue along last course a distance of 72.91 feet; thence an angle left of 40 degrees 18 minutes and run Southeasterly 989.66 feet to a point on the Northerly right of way line of

Cahaba Valley Road; thence angle left of 110 degrees 18 minutes and run along the Northerly right of way line 150.02 feet; thence an angle left of 75 degrees 05 minutes and run Northwesterly 997.61 feet to the point of beginning.

Parcel 3:

A tract of land situated in the West 1/2 of the NE 1/4 of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described: Commence at the NE corner of the SW 1/4 of the NE 1/4 of Section 23, Township 19 South, Range 2 West; thence West along the North line of said 1/4-1/4 section 902.80 feet to the point of beginning; thence 72 degrees 50 minutes 00 seconds left 89.76 feet; thence 40 degrees 18 minutes 00 seconds left 989.66 feet to the North right of way line of Cahaba Valley Road; thence 69 degrees 42 minutes 00 seconds right and along said right of way 88.03 feet; thence 110 degrees 18 minutes 00 seconds right 1698.30 feet to the centerline of Cahaba Valley Creek; thence 58 degrees 58 minutes 00 seconds right and along said creek 73.90 feet; thence 110 degrees 26 minutes 05 seconds right 615.59 feet; thence 50 degrees 55 minutes 55 seconds right 58.05 feet to the point of beginning.

And that said decedent died on the date of 12/18/2021 and that the place of residence and homestead at the time of death was as follows: 76 Deer Cross Road, Birmingham, AL 35242.

And affiants further state that decedent left surviving the following persons, as heirs or otherwise interested parties to the estate and that the following is a true and correct account of all marriages, children and divorces of the decedent:

Widow/Widower:	Spouse – Ottie Wrendon Davis - Alive
Divorced Wife or Husband:	None
Children: all are competent	Daughter- Lurenda Davis Avery – Alive
	Daughter – Nichole Davis - Alive
Adopted Children:	None
Descendants of Deceased Children:	None

And affiants further state that decedent left no other children or adopted children or children descendants of deceased children or adopted children.

And that all of the above parties are over the age of nineteen and competent except the following:


Name and Age of Minors:	None
Name and Age of Non-competent:	None

Affiants further state that decedent did not leave a will and that all debts against the estate have

been paid.

Affiants make this affidavit stating that Lucinda Davis is one of the true owners of the property described above.

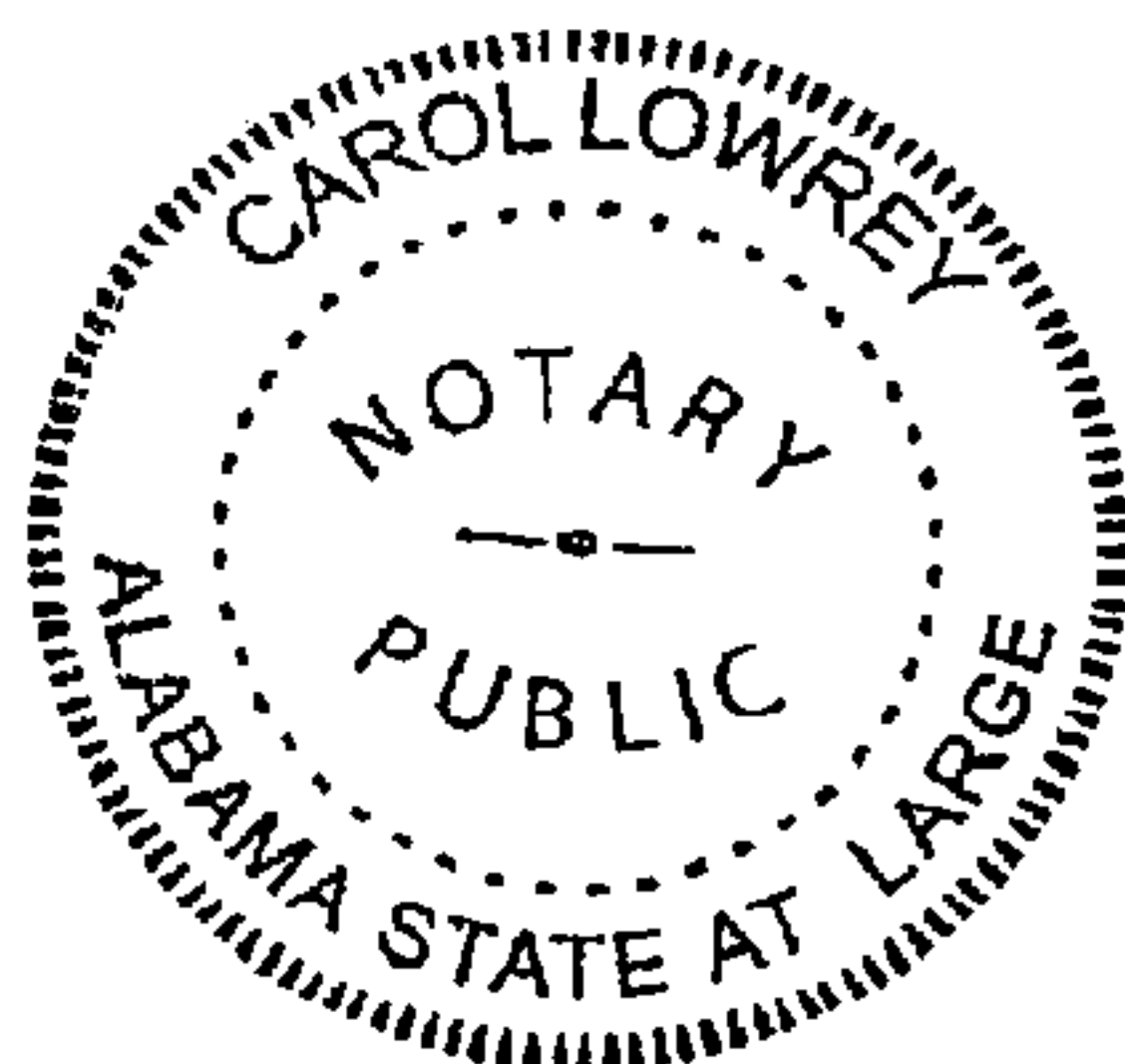
Affiants acknowledge that this document is to be used to determine ownership of real property and may be used in a court of law to determine ownership and may be recorded in the Probate Records.


Erin Amanda Ellerbusch

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Erin Amanda Ellerbusch 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 the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 29 day of August, 2023.




Notary Public
My Commission Expires: 3-04-25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/06/2023 03:36:21 PM
\$33.00 JOANN
20230906000270050

