

Prepared by and Return to:  
Tom Cassick  
The Law Offices of Thomas F. Cassick, LLC  
1801 Oxmoor Rd, Ste. 100  
Birmingham, AL 35209

## AFFIDAVIT OF HEIRSHIP

**State of Michigan**  
**County of Calhoun**

On this, the 12<sup>th</sup> day of July, 2023, before me personally appeared **Charles Cherney**, known to me, or proved to me on the basis of satisfactory evidence, who being by me duly sworn, on oath did depose and say:

**I, Charles Cherney**, am over nineteen (19) years of age and a resident of, Calhoun County, Michigan and reside at 41 Lynwood Dr., Battle Creek, Michigan

**Larry L. Van Horn**, was the fee simple owner of the following described real property situated in Shelby County, Alabama, pursuant to the warranty deed recorded on May 25, 1993, as Instrument #1993-14931 in the Official Records of the Judge of Probate of Shelby County, Alabama, to-wit:

A part of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 33, Township 20 South, Range 3 West, and the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 4 Township 21 South, Range 3 West, Shelby County, Alabama described as follows: Commence at the SW corner of said Section 33 and run East along the South line of said Section 285.00 feet and to the point of beginning; thence North and parallel to the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section to a point of intersection with the South line of Shelby County Road 266; thence Northeasterly along said road right of way 176.88 feet; thence South and parallel to the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section to a point of intersection with the South line of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 4, Township 21 South, Range 3 West, said point of intersection being 435.00 feet East of the SW corner of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 4; thence West along said South line 150.00 feet; thence North and parallel to the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section to the point of beginning.

Property Address: 715 Fox Valley Farms Road, Maylene, AL 35114

Tax Parcel ID: 1-23-2-04-0-001-004.002 and 2-13-8-33-0-000-031.003

**Larry L. Van Horn** died in 1997, without a will, and was survived by his spouse, **Karen Van Horn-Morgan**, and his children, **Larry Van Horn Jr.**, **Wendy Parlini**, **Suzanne Archer**, **Brandy Van Horn**, **Ross Van Horn**, **Crystal Jordan**, and **Kimberly Eppert**.

**Larry L. Van Horn** left no other children, adoptive children, or descendants of deceased children or adoptive children.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/07/2023 01:15:00 PM  
 \$32.00 PAYGE  
 20231107000327690

*Allen S. Byrd*

Larry L. Van Horn's surviving spouse, **Karen L. Van Horn-Morgan**, resided at, maintained, and remained in continuous peaceable possession of the above-described real property known as **715 Fox Valley Farms Road Maylene, AL 35114** until she sold the property to her son, **Ross Van Horn**, on or about April 28, 2010. No deed from Karen L. Van Horn-Morgan to Ross Van Horn was ever executed or recorded.

**Ross Van Horn**, has been in continuous peaceable possession of and maintained the above-described real property known as **715 Fox Valley Farms Road Maylene, AL 35114** since April 28, 2010.

I, **Charles Cherney**, acknowledge and agree that all statements and representation in this Affidavit will be relied upon by Anchor Title LLC, Stewart Title Company, and subsequent title companies, purchasers, and attorneys, and I agree to indemnify the aforesaid law firm and title company against any loss or damage if the information provided herein is fraudulent and/or false.

I, **Charles Cherney**, make these statements based on my personal knowledge.

*Charles Cherney*  
 Affiant - Charles Cherney

State of Michigan  
 County of Calhoun

SUBSCRIBED AND SWORN TO before me this 12 day of July 2023.

Carly Miller  
 Notary Public, Calhoun County MI  
 My Commission Expires 8/28/2027  
 Acting in County of Calhoun

*[Signature]*  
 Notary Public

My Commission Expires: 8-28-2027

State of Michigan  
 County of Calhoun

Personally appeared before me, the undersigned Notary Public of said County, **Charles Cherney**, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that (s)he executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 12 day of July 2023.

Carly Miller  
 Notary Public, Calhoun County MI  
 My Commission Expires 8/28/2027  
 Acting in County of Calhoun

*[Signature]*  
 Notary Public

My Commission Expires: 8-28-2027