

This instrument prepared by: .
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Parkway, Suite 280
Birmingham, AL 35243
CHL-23-6869

AFFIDAVIT AS TO HEIRS

STATE OF ALABAMA
COUNTY OF SHELBY

On the 16 day of November 2023, before me personally appeared Sherry Pruett
personally known to me and by me first duly sworn on oath did say as follows:

Affiant is familiar with the family history of Nickey B. Ledlow, deceased, who was an owner of the following property:

Commence at the southwest corner of the southeast 1/4 of the northwest 1/4 of section 12, township 18 south, range 1 east, shelby county, alabama; thence run north 00°28'49" west for a distance of 789.89 feet to a point; thence run north 89°45'08" east for a distance of 253.91 feet to a point; thence run north 89°29'28" east for a distance of 149.91 feet to a point; thence run north 89°31'09" east for a distance of 205.06 feet to a found 1/2" capped rebar stamped "wls"; thence continue north 89°31'09" east for a distance of 214.87 feet to a found 1" crimp; thence run south 00°30'39" east for a distance of 210.58 feet to a found 1/2" capped rebar; thence run south 00°33'08" east for a distance of 253.86 feet to a set 5/8" capped rebar stamped "clinkscales" and the point of beginning of the parcel herein described; thence continue south 00°33'08" east for a distance of 10.57 feet to a found 1" crimp; thence continue south 00°33'08" east for a distance of 182.30 feet to a set 5/8" capped rebar stamped "clinkscales" on the northerly right-of-way of highway 43 (a.k.a. vandiver road) (80" right-of-way); thence run along said right-of-way south 89°57'47" west for a distance of 21.66 feet to a found concrete monument; thence continue along said right-of-way south 89°30'17" west for a distance of 129.58 feet to a found 1/2" capped rebar stamped "parks", said point being on a curve to the left having a radius of 11495.24 feet, a delta angle of 00°08'26", a chord bearing of south 89°27'55" west, and a chord distance of 28.18 feet; thence run along the arc of said curve and said right-of-way for a distance of 28.18 feet to a found 1/2" capped rebar; thence leaving said right-of-way, run north 00°26'27" west for a distance of 173.11 feet to a set 5/8" capped rebar stamped "clinkscales"; thence run north 77°12'54" east for a distance of 95.25 to a set 5/8" capped rebar stamped "clinkscales"; thence run north 89°57'06" east for a distance of 86.00 feet to the point of beginning.

With an address of 13399 Highway 43, Vandiver, AL 35176.

And that said decedent died 11/20/2010, and that the place of residence and homestead at the time of death was 13399 Highway 43, Vandiver, AL 35176.

And affiant 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:



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/05/2023 12:23:00 PM
 \$27.00 PAYGE
 20231205000351250

Allen S. Bayl

Children:

Michael Dwight Ledlow

Age 54, Of sound mind? ☒ Yes ☐ No

Kathleen Rena Ledlow

Age 52, Of sound mind? ☒ Yes ☐ No

Stephanie Marie Ledlow

Age 51, Of sound mind? ☒ Yes ☐ No

Affiant further states 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.

Affiant further states that decedent did not leave a will and that all debts against the estate have been paid.

Affiant make this affidavit stating that is/was one the true owner(s) of the property described above.

Affiant 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.

Sherry Pruitt
 Sign

Name: Sherry Pruitt
 Print

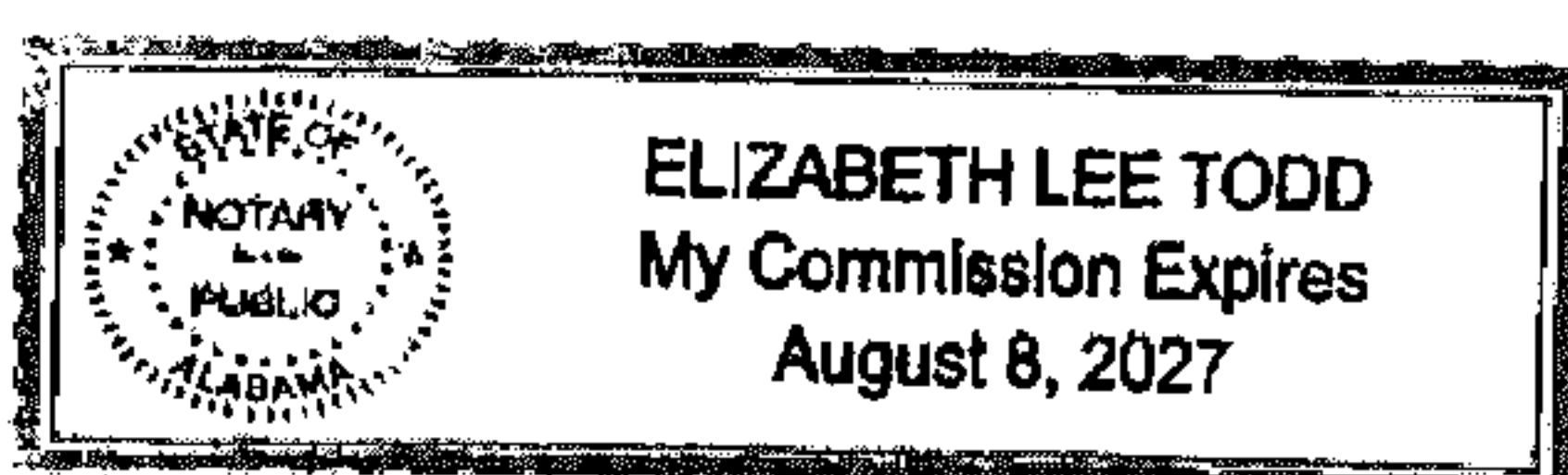
Mailing Address:

601 Johnny's Cove
Leeds AL 35094

STATE OF ALABAMA
 COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Sherry Pruitt, 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 11th day of November, 2023.



Elizabeth Lee Todd
 Notary Public
 My Commission Expires: 08/08/2027