



20240130000023630 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
01/30/2024 11:42:08 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

AFFIDAVIT AS TO DEATH AND HEIRS

STATE OF ALABAMA)
SHELBY COUNTY)

Before me, the undersigned, a Notary Public in and for said County in said State, personally appeared JUANITA HOWARD whose name is signed to this Affidavit and who is known to me, and who, being by me first duly sworn, deposes and says as follows:

My name is JUANITA HOWARD and I reside at 17740 Highway 55, Sterrett, Alabama. I was personally acquainted with VALERIE M. SAXON who was also known as Valerie Moore Saxon and who died on or about January 28, 2020. She died intestate and there was no administration of her estate and she left no debts outstanding at the time of her death. During her lifetime she owned the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the SW 1/4 of Section 19, Township 18 South, Range 2 East, and described as follows:

Commence at the NE corner of the NW 1/4 of SW 1/4 of said Section; thence South along the East line of same a distance of 20.00 feet to the Point of Beginning; thence South 34 degrees 05 minutes East a distance of 309.55 feet to the right of way of a public road; thence South 38 degrees 32 minutes West along said right of way a distance of 103.79 feet; thence South 42 degrees 23 minutes West a distance of 100.19 feet; thence South 47 degrees 46 minutes West a distance of 119.35 feet; thence North 37 degrees 18 minutes West a distance of 250.91 feet; thence North 34 degrees 18 minutes East a distance of 353.47 feet to the Point of Beginning.

ALSO an Easement off the East end of the above described property, and described as follows: Commence at the NE corner of the NW 1/4 of the SW 1/4, of said Section 19; thence South along the East line of same 20.00 feet to the Point of Beginning of Easement; thence South 34 degrees 05 minutes East 309.55 feet to the right of way line of a public road; thence South 38 degrees 32 minutes West along said right of way 53.00 feet; thence North 34 degrees 05 minutes West 45.00 feet; thence North 12 degrees 22 minutes East 28.30 feet; thence North 34 degrees 05 minutes West 249.02 feet; thence North 34 degrees 18 minutes East 32.27 feet to the Point of Beginning. Situated in Shelby County, Alabama.

I had known VALERIE M. SAXON for a period of more than 20 years and knew her family. She left surviving her a widower, namely, CHARLES N. SAXON. The said widower is over the age of 19 years and is of sound mind. During her lifetime, the said VALERIE M. SAXON never had any children.



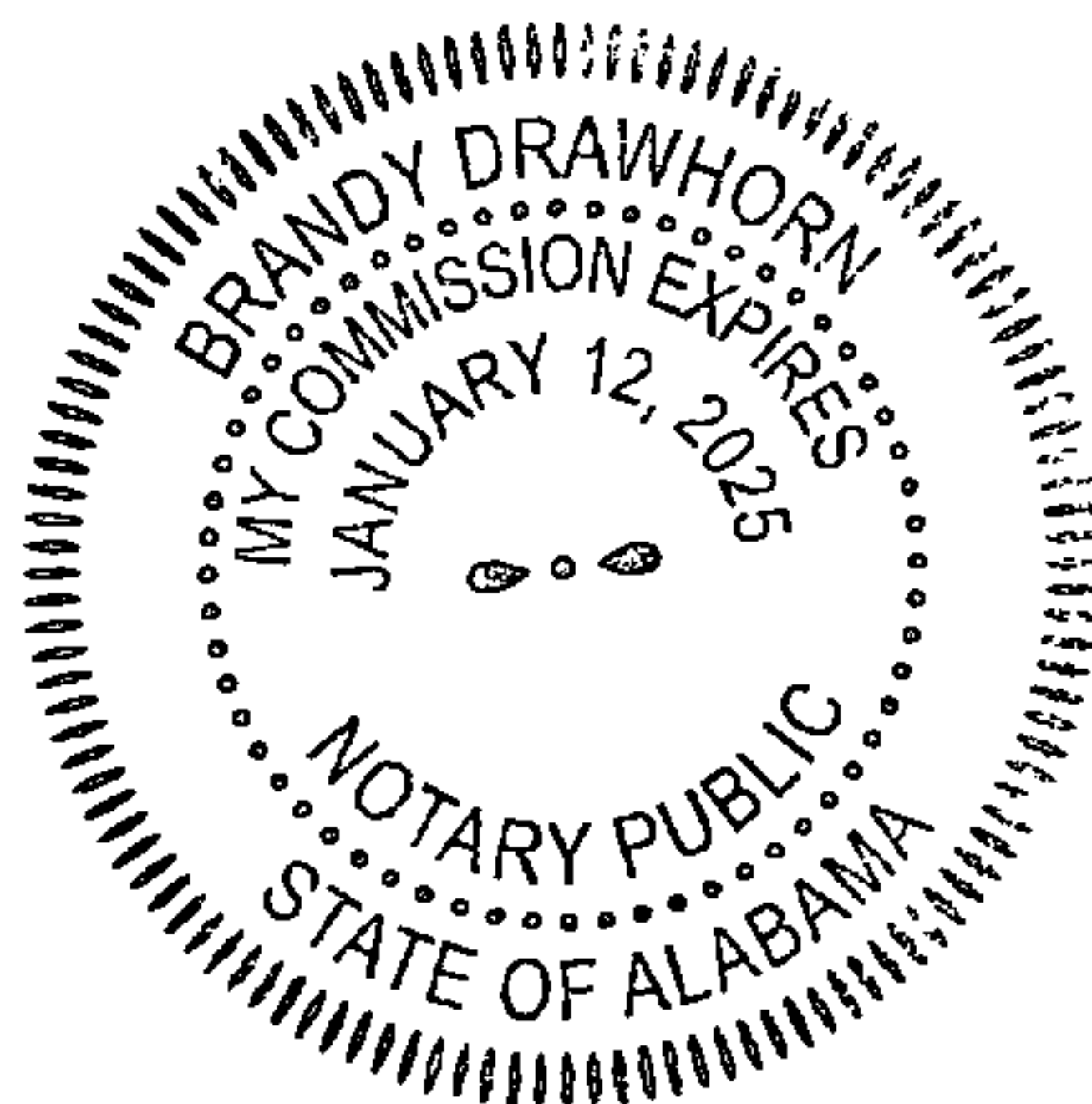
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IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 29th day
of January, 2024.

Juanita Howard
AFFIANT- JUANITA HOWARD

STATE OF ALABAMA
COUNTY OF Shelby

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS THE 29th DAY OF
January, 2024.



Brandy Drawhorn
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/12/2025