

This Instrument prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

STATE OF ALABAMA)
COUNTY OF SHELBY)



20240412000105420 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
04/12/2024 12:52:28 PM FILED/CERT

RE: Lot 1-659, according to the Amended Map of Highland Lakes, 1st Sector, Phase 6, an Eddleman Community, as recorded in Map Book 50, Pages 49 A, B, C, D & E, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH non-exclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument 1994-07111; First Amendment to Declaration as recorded in Instrument 1996-17543 and Second Amendment to Declaration as recorded in Instrument 1999-31095 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, First Sector recorded in Instrument 1994-07112, Supplementary Declaration and Amendment as recorded in Instrument 20151230000442930, First Amendment to Declaration as recorded in Instrument 20190125000027330, Second Amendment to Declaration as recorded in Instrument 20200123000029590 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Property Address: 315 Southledge Place, Birmingham, AL 35242

Parcel ID# 09-4-17-0-004-016.000

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **KAITLYN STERLING**, whose address is 601 Stone Avenue, Talladega, AL 35160, who, after being duly sworn by me, deposes and says:


Affiant knows of his own knowledge and belief that title to the above-referenced property was vested in **Linda T. Standberry**, by deed dated July 21, 2021, and recorded on July 22, 2021, in Instrument No. 20210722000355510, in the Probate Office of Shelby County, Alabama; that **Linda T. Standberry** died on or about March 9, 2022; that **Linda T. Standberry** celebrated three marriages during her lifetime; all three marriages ended in divorce. **Linda T. Standberry** was not married at the time of her death. **Linda T. Standberry's** first marriage was to **Lamar Smith**; there was one child borne of their marriage, a daughter, who is now known as **Jawina M. Ruth**. **Linda T. Standberry's** second marriage was to **Mr. Barnett**; there was one child borne of their marriage, a son, **Spencer Barnett**. **Linda T. Standberry's** third marriage was to **Mr. Strandberry**. There were no children borne of their marriage. There were no other children borne by **Linda T. Standberry** nor any predeceased children or children of predeceased children;



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that affiant is familiar with the business affairs of **Linda T. Standberry**; that **Jawina M. Ruth** and **Spencer Barnett** had different fathers both of whom were divorced from **Linda T. Standberry** at the time of her death; that both **Jawina M. Ruth** and **Spencer Barnett** had the same mother, **Linda T. Standberry**; who died on March 9, 2022; that both inherited an undivided one-half interest in the above referenced property from their mother; that there has not been any Last Will and Testament filed for Probate and the heirs and beneficiaries taking under the Estate have no plans to file any will for probate nor open an administration of the estate; that according to the best of my knowledge, information and belief, and so far as I have been able to ascertain, after making a diligent effort to find the facts, there are no creditors or persons, firms or corporations, having claims of any character whatsoever against the said **Linda T. Standberry**, Deceased, or her estate real or personal. Affiant is/are over the age of twenty-one years of age and of sound mind and memory. This affidavit is furnished for the purposes of establishing title in **Jawina M. Ruth** and **Spencer Barnett**, to the real property described above.

In Witness Whereof, the undersigned has caused this affidavit to be executed this the 20 day of March, 2024.


Affiant: Kaitlyn Sterling
601 Stone Avenue
Talladega, AL 35160

State of Alabama)
County of Talladega)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Kaitlyn Sterling, whose name is signed to the foregoing affidavit, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the affidavit, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of March, 2024.


NOTARY PUBLIC

My Commission Expires: 11/14/2027

