

Prepared by: Gilmer T. Simmons
David P. Condon, P.C.
100 Union Hill Drive, Suite 200
Birmingham, Al. 35051

20240416000110120
04/16/2024 10:17:40 AM
AFFID 1/1

HEIRSHIP AFFIDAVIT

STATE OF ALABAMA)
JEFFERSON COUNTY)

Before me the undersigned personally appeared Christina Stansell who, after being duly sworn and says the following:

My name is Christina Stansell, and I am over the age of eighteen years and a citizen of Blount County, Alabama. I have been advised that the heirs at law of James W. Key, Jr. have entered into a contract to sell the following described property.

A part of the Southwest Quarter of the Southwest Quarter of Section 12, Township 20 South, Range 1 West, Shelby County Alabama, more particularly described as follows:

Commence at the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 12, Township 20 South, Range 1 West, thence run North along the west boundary line of said 1/4-1/4 section for 374.21 feet for the Point of Beginning; thence continue along last said course for 350.17 feet, thence turn an angle of 42°05'48" right and run 98.22 feet thence turn an angle of 25°47'28" right and run 151.29 feet; thence turn an angle of 52°41'34" right and run 213.43 feet; thence turn an angle of 59°25' right and run 76.42 feet; thence turn an angle of 90°00' right and run 60.0 feet; thence turn an angle of 90°00" left and run 295.0 feet; thence turn an angle of 90°00' right and run 329.66 feet to the Point of Beginning.

I have also been advised that the title insuring company insuring this sale, Chicago Title Insurance Company, is requiring affidavits from two or more individuals who are disinterested in the sale of this property attesting to the death of James W. Key, Jr. and the existence and identity of his heirs at law.

I hereby swear and affirm that I have no interest, financial or otherwise, in the sale of this property. Prior to his death, I knew James W. Key, Jr. for more than thirty years, considered him a close friend and am very familiar with his familial situation. James W. Key, Jr. was survived by his wife, Kathy C. Key, who later passed away on February 7, 2016, and also survived by their two children, Matthew James Key and Zachary Dean Key, both of whom are of sound mind and body and over the age of 19 years. James W. Key, Jr. had no predeceased children.

To the best of my knowledge, James W. Key, Jr. never executed a last will and testament.

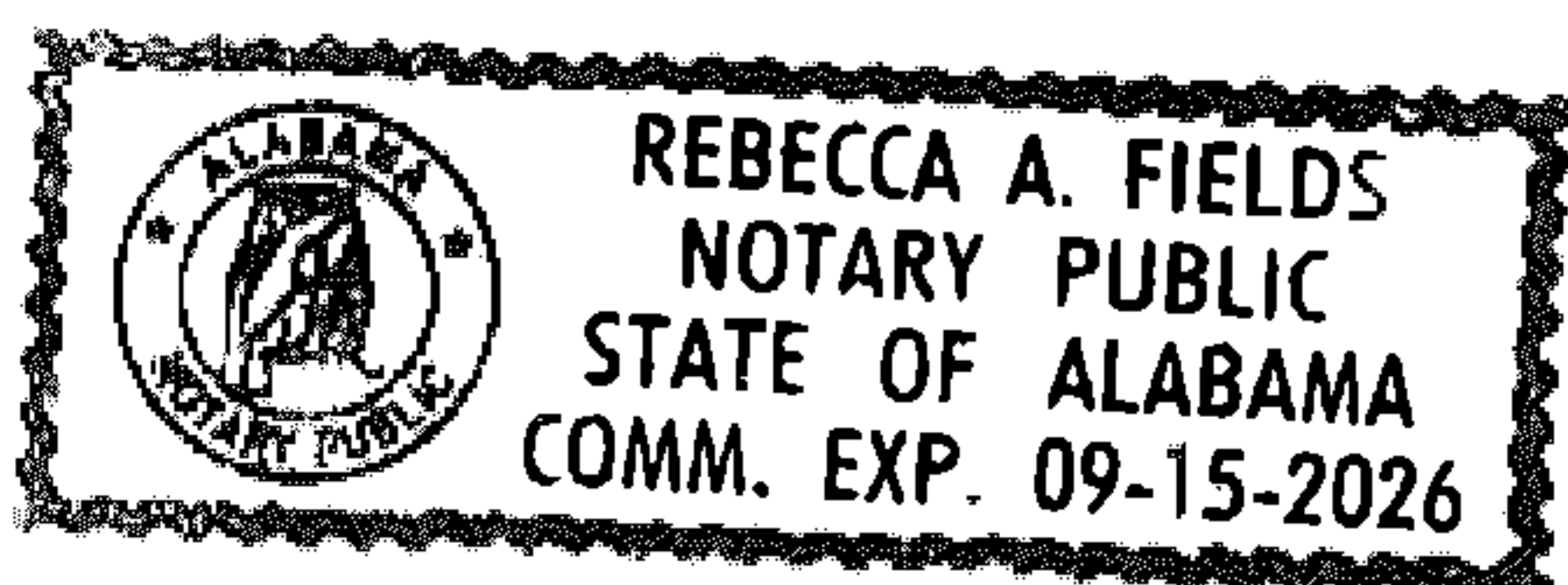
My address is 2101 Susan Moore Rd, Blountville, AL and my phone number is (255) 540-7020

Affiant

BY:

Christina Stansell

Sworn and subscribed to before me this 18th day of March, 2024



Rebecca A. Fields
Notary Public
My Commission Expires: 9-15-2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
04/16/2024 10:17:40 AM
\$24.00 JOANN
20240416000110120

Allen S. Bayl