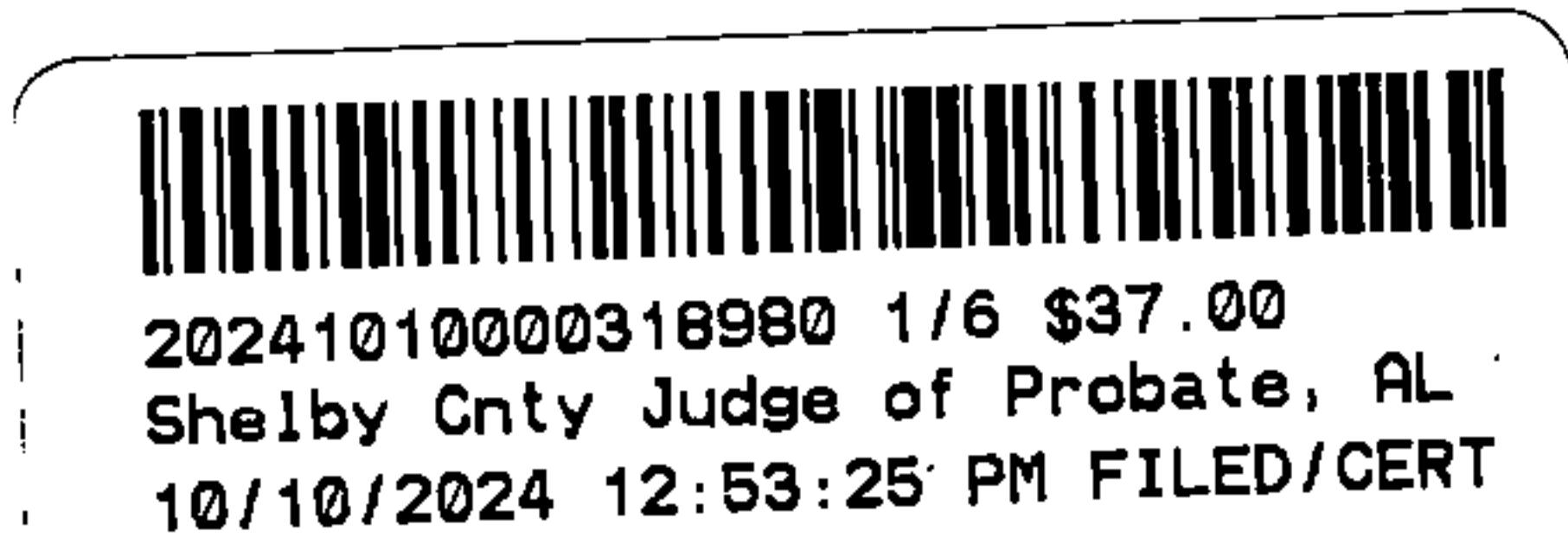


Instrument prepared by:

Joseph Charles Somma, Esq.
Joseph C. Somma, P.C.
2107 5th Avenue North, Suite 301
Birmingham, Alabama 35203
(205) 937-3951
jcs@jcspc.com



Space above this line for recorder's use only

AFFIDAVIT OF SURVIVING JOINT TENANT

STATE OF ALABAMA)
COUNTY OF SHELBY)

NOTICE is hereby given that on this 10 day of October 2024, the Affiant herein, after being first duly sworn upon oath, deposes and says:

- 1. That the Affiant has personal of the facts and circumstances contained in this Affidavit of Surviving Joint Tenant.
- 2. That the decedent, Janice Marie Leys, died on June 15, 2024 @ 02:56 and a certified copy of her death certificate is attached hereto as "Exhibit A."
- 3. That the Affiant, Jimmy Leys, and the decedent acquired title to the subject property as "joint tenants in common with rights of survivorship ..." to the following described real property, as recorded in Instrument Number 20060620000294150 in the probate records of Shelby County, Alabama (a copy of which is attached hereto as "Exhibit B"), more particularly described as:

Part of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section 23, Township 19 [South], Range 1 East, containing five acres more or less, and described as follows: Begin at a point on the north line of said forty that is 330 feet west of the northeast corner of said forty; thence west along the north line of said forty 330 feet; thence south and parallel with the east line of said forty to the north line of the Florida

Short Route Highway right of way; thence northeasterly along said right of way to a point that is three hundred thirty (330) feet west of the east line of said forty; thence north to point of beginning, minerals and mining rights excepted.

Less and Except

A parcel of land containing 3.42 acres, located in the NE 1/4 of the SW 1/4, Section 23, Township 19 South, Range 1 East, Shelby County, AL, described as follows: Commence at the NE corner of said quarter-quarter section and run South 85 degrees 11 minutes 58 seconds West along the North boundary 314.55 feet to the point of beginning; thence run South 88 degrees 10 minutes 26 seconds West along a point line 329.91 feet to an iron; thence run South 00 degrees 49 minutes 34 seconds East 344.03 feet; thence run North 84 degrees 57 minutes 30 seconds East 93.18 feet; thence run South 35 degrees 28 minutes 27 seconds East 300.77 feet to the intersection of the Northwest right of way of County Road 280, thence North 61 degrees 03 minutes 14 seconds East along said right of way 74.77 feet, thence run North 00 degrees 49 minutes 34 seconds West 555.13 feet to the point of beginning.

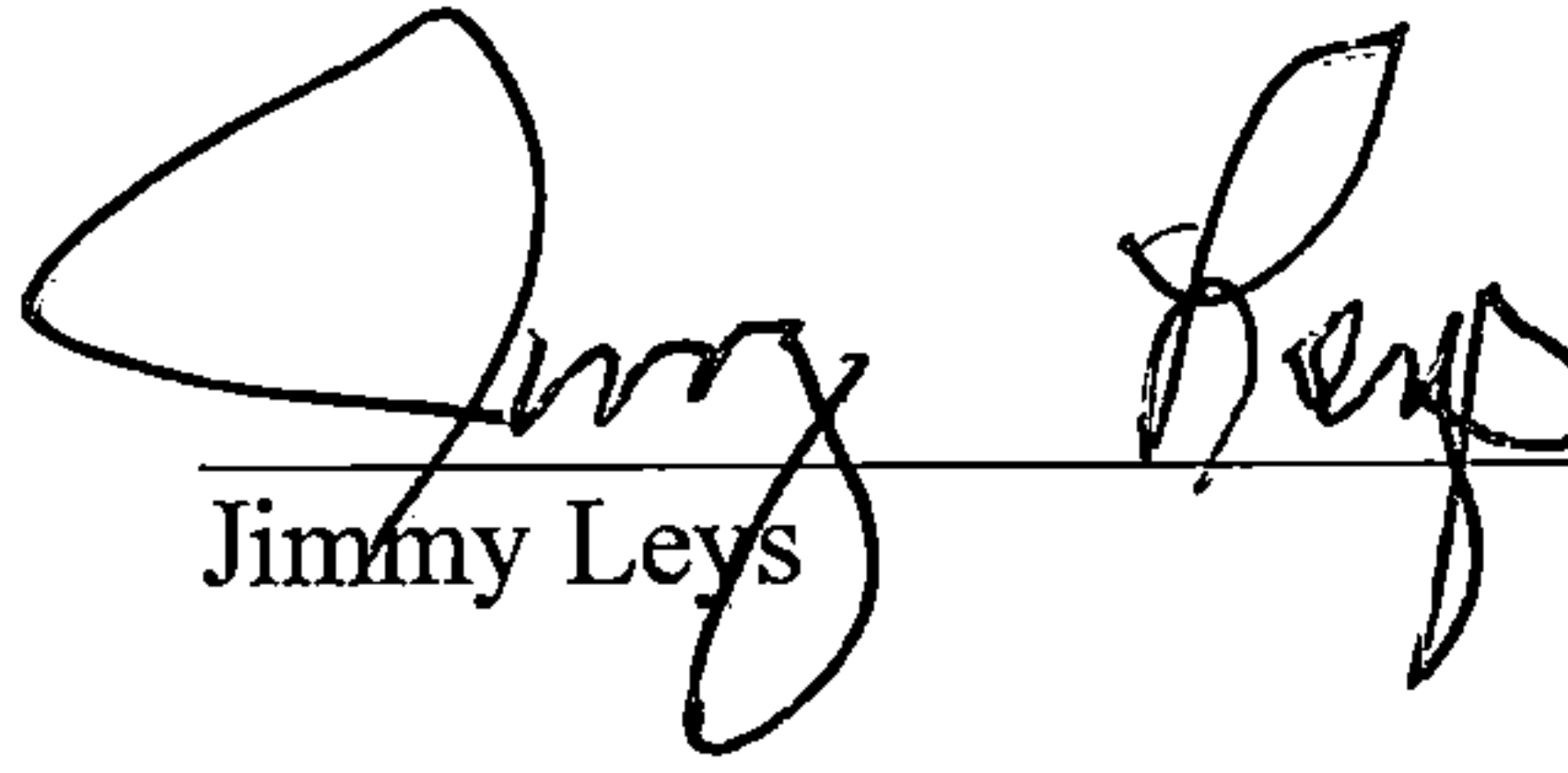
Property address: 60 Wild Berry Drive, Sterrett, Alabama 35147

Parcel I.D. number: 08-6-230-000-006.00

4. That decedent (Janice Leys) and the Affiant (Jimmy Leys) herein were wife and husband respectively and that their marriage was continues in nature and there were never any moments of divorce, separation or annulment, whatsoever.
5. That the Affiant herein makes these representations to set forth the present ownership of title to the above-described real property, located in Shelby County, Alabama.

FURTHER THE AFFIANT SAYETH NAUGHT

Dated this 10 day of October 2024

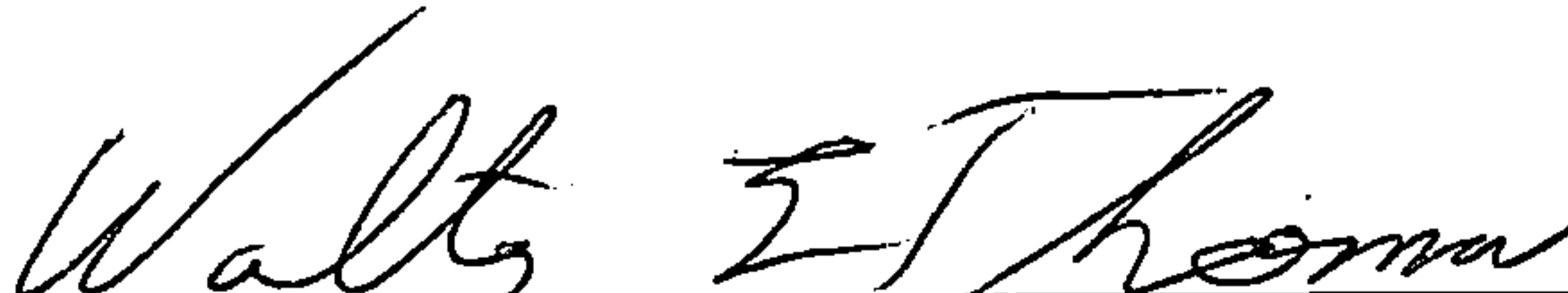

Jimmy Leys

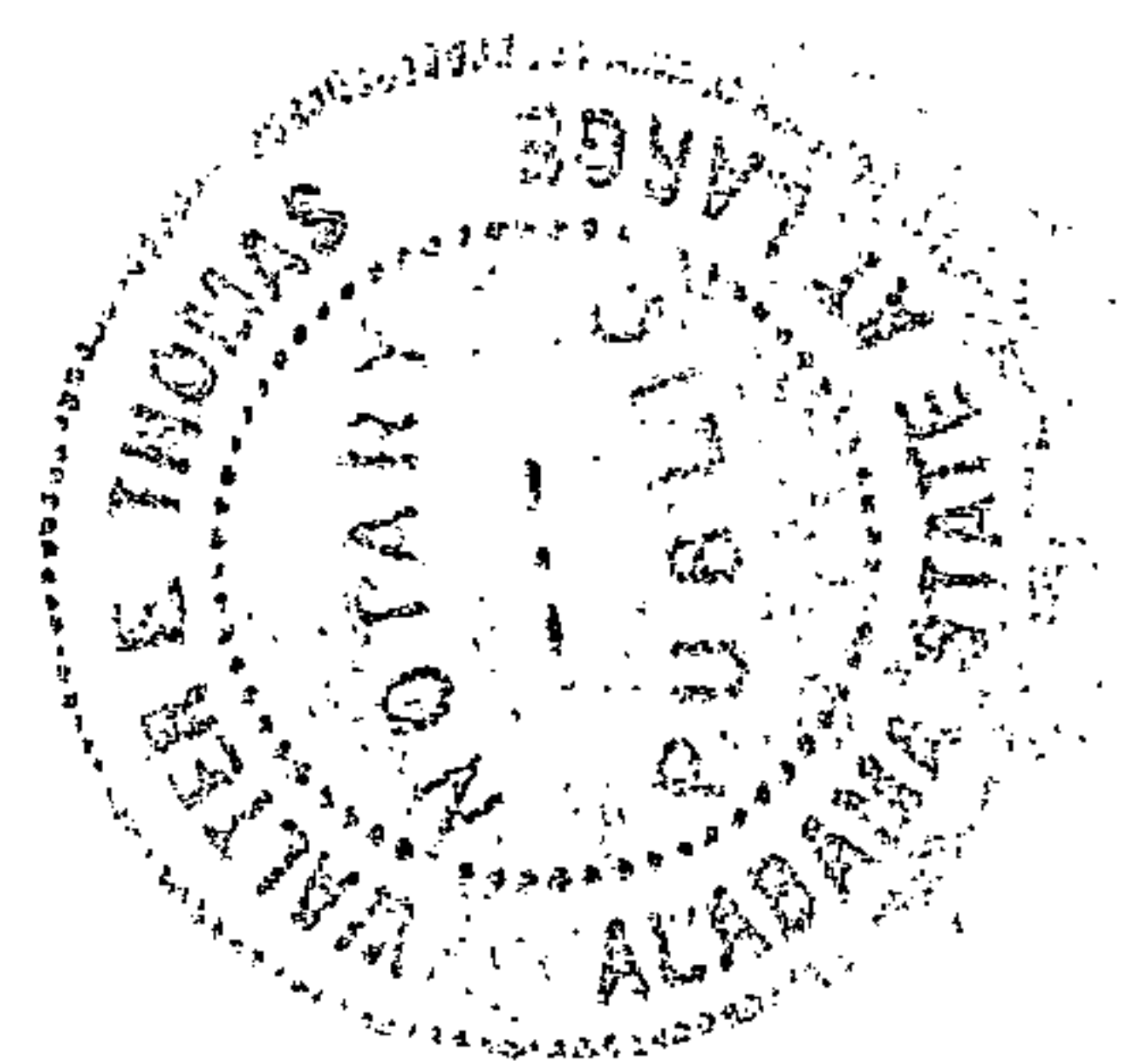
NOTARY ACKNOWLEDGMENT

STATE OF ALABAMA)
)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Jimmy Leys, who is known to me, acknowledged before me this date that he, with full knowledge of the facts contained herein, voluntarily signed the foregoing Affidavit of Surviving Joint Tenant on the day the same bears this date.

Witness my hand this the 10th day of October 2024.


Notary Public
My Commission Expires: 05/20/2028



ALABAMA
Center for Health Statistics
ALABAMA CERTIFICATE OF DEATHState
File
Number

101 2024-25213

1. DECEASED LEGAL NAME Janice Marie Leys				2. DATE AND TIME OF DEATH Jun 15, 2024 0256			
3. ALIAS NAME(IF ANY) None Given				4. DATE AND TIME PRONOUNCED DEAD			
5. COUNTY OF DEATH Shelby		6. CITY, TOWN OR LOCATION OF DEATH AND ZIP CODE Sterrett, 35147		7. PLACE OF DEATH 60 Wild Berry Drive		10. SERVED IN ARMED FORCES No	
8. SEX Female		9. LAST NAME PRIOR TO FIRST MARRIAGE Collier		13. BIRTHPLACE (State or Foreign Country) Alabama		14. SOCIAL SECURITY NUMBER	
11. AGE 83		12. DATE OF BIRTH Mar 7, 1941		13. BIRTHPLACE (State or Foreign Country) Alabama		14. SOCIAL SECURITY NUMBER	
15. MARITAL STATUS Married		16. SURVIVING SPOUSE NAME PRIOR TO FIRST MARRIAGE Jimmy Leys		17. RESIDENCE STATE Alabama			
18. RESIDENCE COUNTY Shelby		19. CITY, TOWN OR LOCATION AND ZIP CODE Sterrett, 35147		20. STREET ADDRESS 60 Wild Berry Drive			
21. INFORMANT NAME, RELATIONSHIP AND ADDRESS Jimmy Leys, Husband, 60 Wild Berry Drive, Sterrett, AL 35147							
22. FATHER/PARENT NAME PRIOR TO FIRST MARRIAGE Julius Jefferson Collier				23. MOTHER/PARENT NAME PRIOR TO FIRST MARRIAGE Novell Murrow			
24. DISPOSITION OF BODY Cremation		25. CEMETERY OR CREMATORY Cremation Center of Birmingham		26. LOCATION Woodstock, Alabama			
27. DATE OF DISPOSITION Jun 17, 2024		28. FUNERAL DIRECTOR OR OTHER AGENT Amy S Millette,		29. LICENSE NUMBER		30. DATE SIGNED Jun 18, 2024	
31. FUNERAL HOME NAME AND ADDRESS Cremation Center of Birmingham Woodstock, 1013 Shady Oaks Drive, Woodstock, AL 35188						32. LICENSE NUMBER	
33. MEDICAL CERTIFICATION: Certifying Physician							
34. NAME Ramy Toma MD				35. LICENSE NUMBER 27206		36. DATE SIGNED Jun 17, 2024	
37. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH 1900 International Park Dr., Birmingham, AL 35242, Birmingham, Alabama 35242							
38. REGISTRAR Nicole Henderson Rushing						39. DATE FILED Jun 18, 2024	

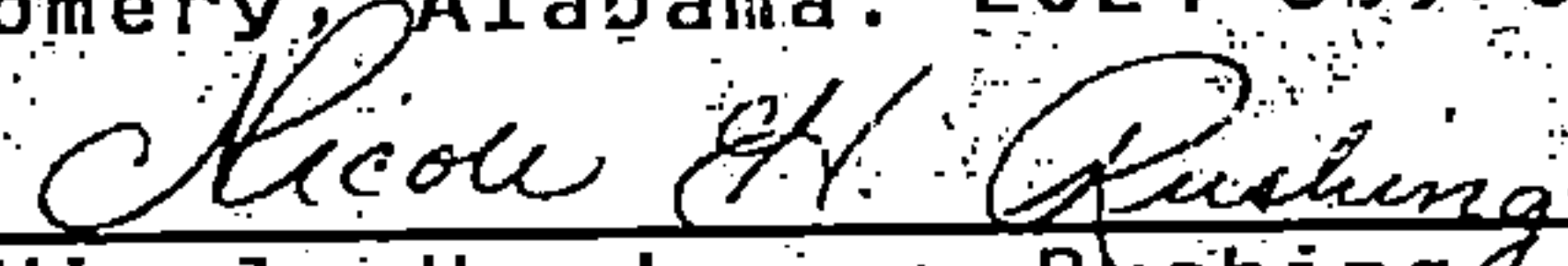
CAUSE OF DEATH

40. PART I. DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH						INTERVAL		
IMMEDIATE CAUSE A. Chronic Obstructive Pulmonary Disease, Unspecified DUE TO (OR AS A CONSEQUENCE OF):						Unknown		
UNDERLYING CAUSE	B. DUE TO (OR AS A CONSEQUENCE OF):						 20241010000318980 3/6 \$37.00 Shelby Cnty Judge of Probate, AL 10/10/2024 12:53:25 PM FILED/CERT	
	C. DUE TO (OR AS A CONSEQUENCE OF):							
	D. DUE TO (OR AS A CONSEQUENCE OF):							
	D. DUE TO (OR AS A CONSEQUENCE OF):							
41. PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH								
42. MANNER OF DEATH Natural Causes		43. PREGNANT (IF FEMALE)		44. AUTOPSY Unk	45. FINDINGS CONSIDERED Unk	46. TOXICOLOGY Unk	47. FINDINGS CONSIDERED Unk	48. TOBACCO USE CONTRIBUTED TO DEATH Unknown
49. HOW INJURY OCCURRED								
50. DATE AND TIME OF INJURY		51. INJURY AT WORK		52. IF TRANSPORTATION INJURY, SPECIFY				
53. PLACE OF INJURY		54. LOCATION OF INJURY						

ADPH HS E2/REV 01-21

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2024-309-326-3

June 21, 2024


Nicole Henderson Rushing
State Registrar of Vital Statistics

20060620000294150 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
06/20/2006 10:53:34AM FILED/CERT

Deed Value \$ 51,300.⁰⁰
Mtg \$ 51,300.⁰⁰
\$1.⁰⁰ Deed Tax

STATE OF ALABAMA }
COUNTY OF SHELBY }

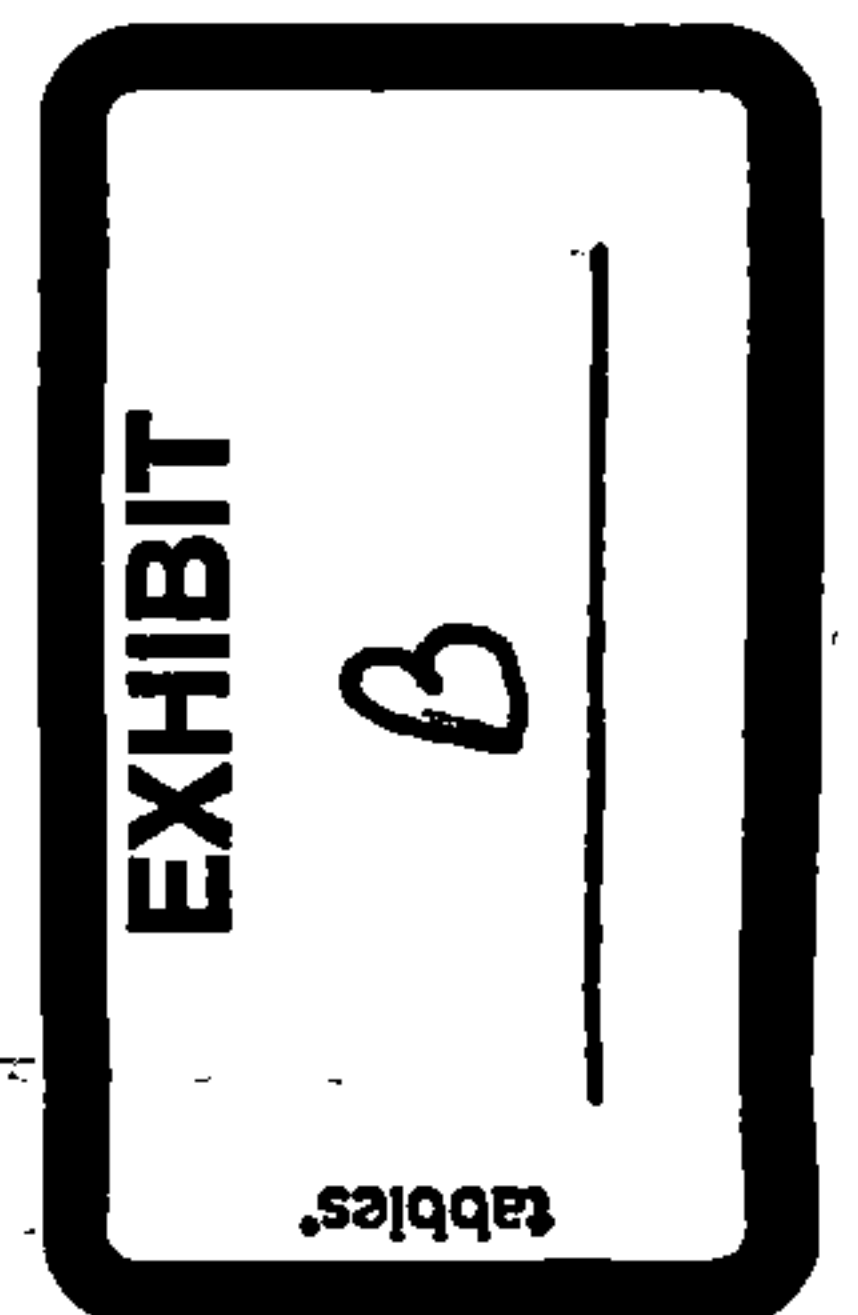
GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that JANICE COLLIER GREENE, now known as JANICE LEYS, a married person, hereinafter referred to as the Grantor, for and in consideration of the sum of TEN and 00/100THS DOLLARS (\$10.00), receipt of which is hereby acknowledged, and other good and valuable consideration, cash in hand paid to the Grantor by JIMMY LEYS and JANICE LEYS, husband and wife, hereinafter referred to as the Grantees, does hereby grant, bargain, sell and convey unto the said Grantees an equal undivided interest jointly and as joint tenants in common with rights of survivorship, and to their survivors, and to the heirs and assigns of such survivors, all of her right, title and interest in and to all that certain real property lying and being situated in the County of Shelby, State of Alabama, more particularly described as follows:

Part of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section 23, Township 19 [South], Range 1 East, containing five acres more or less, and described as follows: Begin at a point on the north line of said forty that is 330 feet west of the northeast corner of said forty; thence west along the north line of said forty 330 feet; thence south and parallel with the east line of said forty to the north line of the Florida Short Route Highway right of way; thence northeasterly along said right of way to a point that is three hundred thirty (330) feet west of the east line of said forty; thence north to point of beginning, minerals and mining rights excepted.

Less and Except

A parcel of land containing 3.42 acres, located in the NE ¼ of the SW ¼, Section 23, Township 19 South, Range 1 East, Shelby County, AL, described as follows: Commence at the NE corner of said quarter-quarter section and run South 85 degrees 11 minutes 58 seconds West along the North boundary 314.55 feet to the point of beginning; thence



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Shelby Cnty Judge of Probate, AL
10/10/2024 12:53:25 PM FILED/CERT

run South 88 degrees 10 minutes 26 seconds West along a point line 329.91 feet to an iron; thence run South 00 degrees 49 minutes 34 seconds East 344.03 feet; thence run North 84 degrees 57 minutes 30 seconds East 93.18 feet; thence run South 35 degrees 28 minutes 27 seconds East 300.77 feet to the intersection of the Northwest right of way of County Road 280, thence North 61 degrees 03 minutes 14 seconds East along said right of way 74.77 feet, thence run North 00 degrees 49 minutes 34 seconds West 555.13 feet to the point of beginning.

To have and to hold, the same together with all and singular the rights, members, privileges, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining unto the said Grantees, and upon the death of either of them, then to the survivor of them, the heirs and assigns of such survivor forever.

The Grantor hereby covenants with the Grantees, except as otherwise provided, that she is seized of an indefeasible estate in fee simple in and to said property and that said real property is free from and clear of all liens and encumbrances and she does hereby warrant and will forever defend the title to said real property unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Provided, however, that this conveyance is made subject to and the following are hereby excepted from the covenants and warranties in this instrument contained.

1. Ad valorem taxes.
2. Easements, rights of way, reservations, assessments and restrictive covenants of record, in the Probate Court of Shelby County, Alabama.
3. The property conveyed hereby is conveyed to Grantees in its "as is" condition. Grantor has made no representation or warranty of any kind or character, expressed or implied, as to the merchantability, suitability for any particular purpose, habitability, or condition of the property conveyed hereby. By accepting this deed, Grantees acknowledge that Grantees have inspected and examined the property conveyed hereby and are not relying on any representation or warranty, expressed or implied, by the Grantor as to any of the foregoing.



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10/10/2024 12:53:25 PM FILED/CERT

4. The Grantor also except from the warranties and covenants herein contained any fence or other encroachment which might exist upon the property hereby conveyed.
5. The usage of the masculine, feminine or neuter pronouns herein are intended to apply interchangeably. Likewise, singular numbers shall include the plural, and plural numbers shall include the singular wherever appropriate. Also, plural verbs are intended to be singular and singular verbs are intended to be plural wherever appropriate. Further, reference to the words "Grantor" or "Grantee", singular or plural, are also intended to include the heirs, successors and assigns thereof.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on

this 23rd day of May, 2006.

Janice Collier Greene NKA Janice Leys
JANICE COLLIER GREENE, Grantor
Now known as JANICE LEYS

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that JANICE COLLIER GREENE, now known as JANICE LEYS, whose name is signed to the foregoing conveyance and who was made known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of May, 2006.

[Signature]

NOTARY PUBLIC

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 26, 2009
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Grantee's address:

Quantity of Land Conveyed:

THIS INSTRUMENT WAS PREPARED BY WILLIAM B. JACKSON, II, ESQ., STOKES & CLINTON, PC
1000 DOWNTOWNER BLVD., POST OFFICE BOX 991801, MOBILE, ALABAMA 36691, (251) 460-2400
THE DEED HAS BEEN PREPARED BASED SOLEY ON THE INFORMATION FURNISHED BY
HERITAGE TITLE LLC, AND NO TITLE SEARCH AND/OR INDEPENDENT CONFIRMATION OF SUCH
INFORMATION HAS BEEN PERFORMED BY THE SAID ATTORNEY.



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