

LITIGATION AND LIEN AFFIDAVIT

STATE OF ALABAMA)

JEFFERSON COUNTY)

Before me, a notary public in and for said County and State, personally appeared Joe John Joseph and Yvonne Dennis Joseph (the "Deponents"), who, being known to me, and who being by me first duly sworn, depose under oath and say as follows:

1. Deponents are over the age of twenty-one (21) years, are residents of Hoover, Jefferson County, Alabama, and have personal knowledge of the information set forth herein.

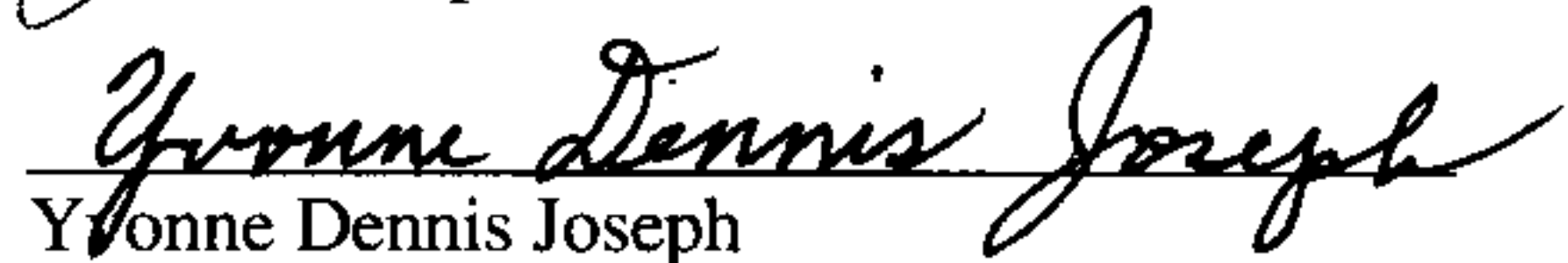
2. Deponents have entered into a contract with Ignacio Sarabia-Martinez, Felix Sarabia, and Jose A. Diaz ("Buyers") whereby Deponents have agreed to sell to Buyers, and Buyers have agreed to purchase from Deponents, the real property described in Exhibit A attached hereto and made a part hereof (the "Property").

3. To the best of Deponents' knowledge, there are no municipal assessments, fire dues, library dues, and/or homeowners association dues owed at the present time with respect to the Property.

4. To the best of Deponents' knowledge, Deponents are not subject to any judgments, tax liens, court orders or a party to litigation (including insolvency proceedings) which would affect the transaction for the sale of the Property to Buyers.

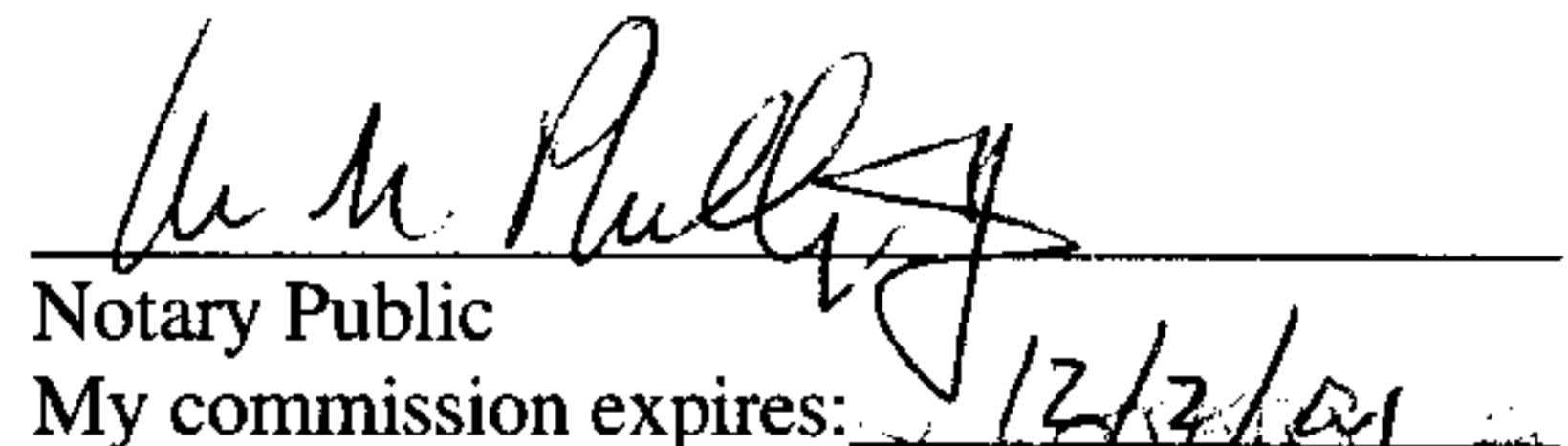
5. This affidavit is given for the purpose of inducing Land Title Insurance Company to issue its title insurance policy or policies.


Joe John Joseph


Yvonne Dennis Joseph

Date: December 27, 2000

Sworn to and subscribed before me this the 27th day of December, 2000.


Notary Public
My commission expires: 12/29/2001

12/29/2000-45358
09:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HMB 14.00

Inst # 2000-45358

EXHIBIT A

(subject property)

From the NE corner of the SE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West, run Westerly along the North boundary line of said SE 1/4 of NE 1/4 of Section 35, Township 20 South, Range 3 West 299.98 feet, more or less, to the point of intersection of the North boundary line of the SE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West and the East right of way line of the L & N Railroad; thence turn an angle of 83° 18' to the left and run Southwesterly along the East right of way line of the L & N Railroad for 707.10 feet to the point of beginning of the land herein described; thence continue Southwesterly along the East right of way line of said L & N Railroad for 200 feet; thence turn an angle of 90° 47' to the left and run Southeasterly 83.89 feet, more or less, to a point on the West right of way line of U.S. 31 Highway; thence turn an angle of 90° 00' to the left and run Northeasterly along the West right of way line of U.S. 31 Highway for 200 feet; thence turn an angle of 90° 00' to the left and run Northwesterly 81.18 feet, more or less, to the point of beginning. Being a part of the SE 1/4 of NE 1/4 of Section 35, Township 20 South, Range 3 West.

Situated in Shelby County, Alabama.

Inst # 2000-45358

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