

And When Recorded Mail To:  
Advantage Title Company  
1912 Liberty Road  
Eldersburg, Maryland 21784  
Tax ID #: *13-4-20-2-002-022-000*  
Insurer: *First American Title*  
Prepared by: Cinthia Maher

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## Affidavit

As to Matters Affecting Title to Real Property –

### Property Tax Foreclosure Due Process Certification

Certificate No.: **T09090904**  
Certificate Date: **March 14, 2011**  
Property Address: **Vacant Land – APN #13-4-20-2-002-022-000**  
Legal Description: **MAP 134202000 CODE 1 CODE 2 SUBD 1 MB PG SUBD 2 MB PG P-LOT P-BLK S-BLK S 20T 20S R 03W S T R S T R S LOT DIM 1,121.75 BY 234.96ACRES 4.6 SQ FET 200,376 BEG INT W ROW OLD CAHABA AVE & S ROW HWY #52; SE ALG ROW 345.82, SW428.37 CONT SWLY580.96 NW 234.96 TO SE ROW HWY #52, NELY ALG ROW 1121.75 TO POB.**

Tax Parcel Identification No. 13-4-20-2-002-022-000; Sale dated May 11, 2005 recorded 09/24/2008; in Instrument No. 20080924000377540 in Shelby County of Alabama Records Office (the “Tax Deed”); (The real property described in the Tax Deed is referred to as the “Property.”); First American Title Company Commitment/File/Report #**Old Cahaba Ave.** (the “Title Report”) Tax Title Services hereby affirms and certifies to First American Title Company (“FATCO”) that, except as set forth on this Certificate:

1. The tax foreclosure relating to the Tax Deed was correct and complete.
2. The property description used throughout the tax foreclosure is the same as the property description in the Tax Deed.
3. The tax foreclosure relating to the Tax Deed complied with:
  - (A) all applicable statutes, procedures and due process requirements; and/or per
  - (B) the criteria set forth in the Tax Lien Foreclosure Due Process Checklist for the above state.



20110329000098180 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
03/29/2011 01:02:32 PM FILED/CERT

- 4. All parties having an interest in the Property, as disclosed by the initial foreclosure search and the Title Report, have received proper and timely notice of the tax foreclosure or have waived/released their interest in the Property.
- 5. All post-sale redemption periods have expired. There are no outstanding rights of redemption relating to the Property.
- 6. Exceptions, if any: \_\_\_\_\_

This Certificate shall be relied upon by FATCO in the issuance of present and future title insurance policies and indemnity letters. Tax Title Services is liable to FATCO for any errors or omissions contained herein.

Certified by:

Tax Title Services, Inc., a California corporation,  
4590 MacArthur Blvd #300  
Newport Beach, CA 92660

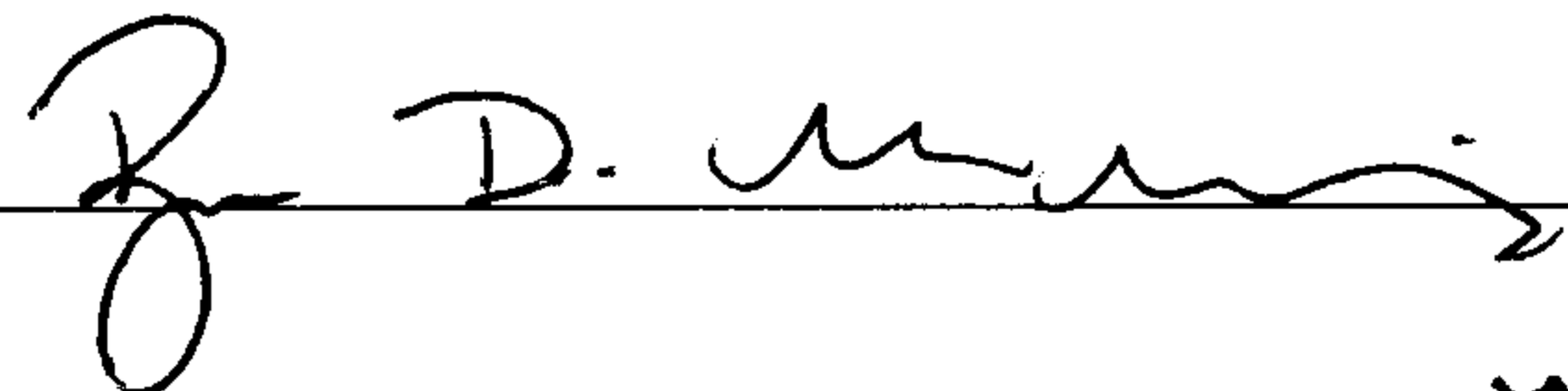
By:   
David C. Schumacher, President

Date: March, 14, 2011

State of California  
County of Orange

On March, 14, 2011 before me, Ryan D. Meredith, personally appeared David C. Schumacher personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature 

(Seal)

