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Jonathon Morgan  
2542 Old Rocky Ridge Rd.  
Birmingham, AL 35216



20170810000290120 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
08/10/2017 02:20:48 PM FILED/CERT

**AFFIDAVIT AND MEMORANDUM OF AGREEMENT TO SELL REAL ESTATE**

BEFORE ME, the undersigned authority, on this day personally appeared Vincent Nicosia and Bonnie S. Nicosia, who, being first duly sworn, deposes and says that:

An Agreement to Sell Real Estate was entered into on August 9, 2017 by and between Vincent Nicosia and Bonnie S. Nicosia ("Seller") and Jonathon Morgan ("Buyer") for the real property located at 1965 Stone Brook Lane Birmingham, AL 35242 of Parcel ID 03931005047.000 ("Property" – see Exhibit A for full legal description).

A copy of the Agreement to Sell Real Estate between Seller and Buyer as well as the Agreement between Buyer and Franklin Escrow, LLC ("Franklin"), which provides Franklin a contractual interest in the Property, may be obtained by contacting Franklin (Address: PO Box 90891, Nashville, TN 37209; Phone: 615-770-9921; Email: franklinescrowllc@gmail.com). In order to satisfy this encumbrance, a Release of Interest must be obtained from Franklin.

FURTHER AFFIANT SAYETH NOT.

Signed, sealed and delivered in the presence of:

Bonnie S. Nicosia August 9, 2017  
Affiant Date

STATE OF Alabama COUNTY OF Shelby

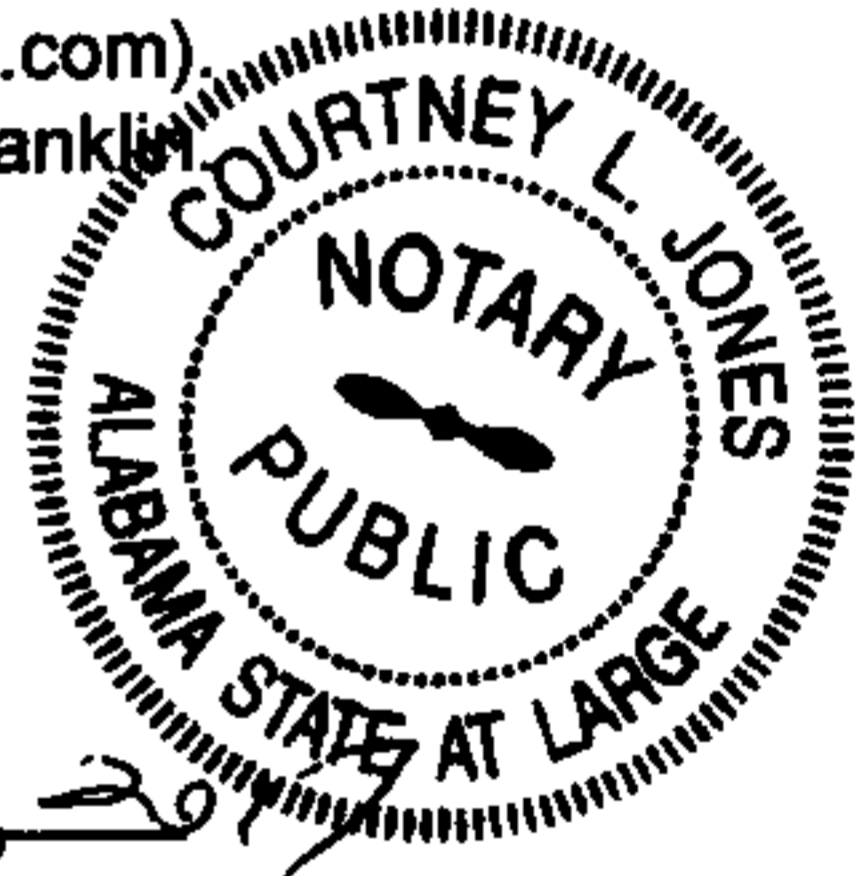
Sworn to and subscribed before me this 9th day of August, 2017.

Courtney L. Jones  
Notary Public

My Commission Expires: \_\_\_\_\_

This instrument was prepared for:  
Franklin Escrow, LLC  
P O Box 90891, Nashville, TN 37209  
P: (615) 770-9921 E: franklinescrowllc@gmail.com

Courtney L. Jones  
Notary Public  
Alabama State at Large  
My Commission Expires 3/17/20



**EXHIBIT "A"**



20170810000290120 2/2 \$18.00  
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**Full Legal Description of Real Property:**

Lot 24-A, According to the Survey of the  
Cottages of Brook Highland, as recorded in Map Book 16,  
Page 129, in the Probate Office of Shelby County,  
Alabama.