

This Instrument was prepared by:

Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive Suite 100
Birmingham, Alabama 35223

STATE OF ALABAMA
SHELBY COUNTY

AFFIDAVIT TO CLEAR TITLE

Before me, the undersigned Notary Public, personally appeared Michael D. Laney and Paula Chandler-Laney, who, after first being duly sworn, deposes and says the following:

Our names are Michael D. Laney and Paula Chandler-Laney and we are the grantees in that certain Warranty Deed given by David B. Laney, Helen V. Laney and Michael D. Laney (the "Grantors") to Michael D. Laney and Paula Chandler-Laney (the "Grantee") dated March 8, 2005, and recorded April 19, 2005 in Instrument No. 20050419000182960, in the Probate Office of Shelby County, Alabama (the "Deed") for that certain property described as:

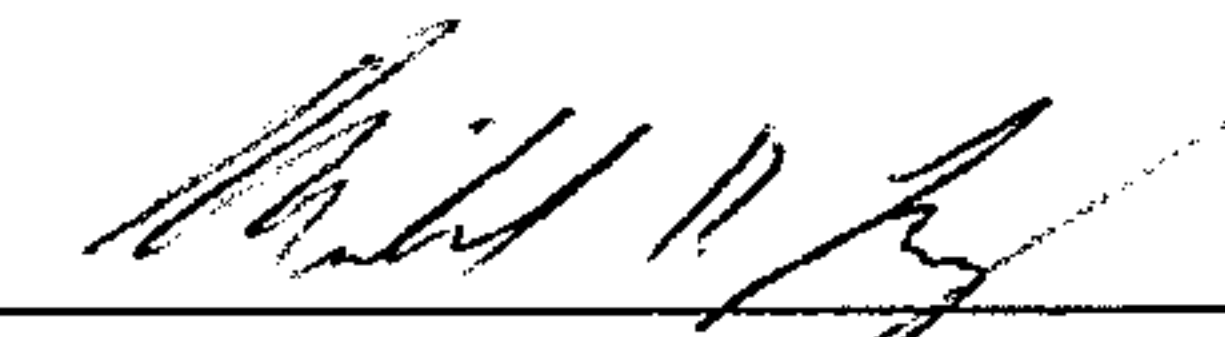
Lot 31, according to the Amended Map of Meadow Brook, Sixteenth Sector, Phase I, as recorded in Map Book 9, Page 151 A & B, in the Probate Office of Shelby County, Alabama.


At the time of the conveyance of the Deed from the Grantors, David B. Laney and Helen V. Laney, were married to each other continuously until Helen V. Laney's death on January 14, 2020. The property was not the homestead of David B. Laney and Helen V. Laney at the time of the conveyance of the Deed.

Michael D. Laney was a married man at the time of the conveyance of the Deed and his spouse is and remains Paula Chandler-Laney. Michael D. Laney, the grantor of the Deed is one and the same person as Michael D. Laney, the grantee in the Deed. The property is the homestead of Michael D. Laney and Paula Chandler-Laney.

This affidavit is provided to clear any issue regarding the Deed attached as Exhibit "A" hereto and made a part hereof.

Dated this the 11th day of August, 2020.

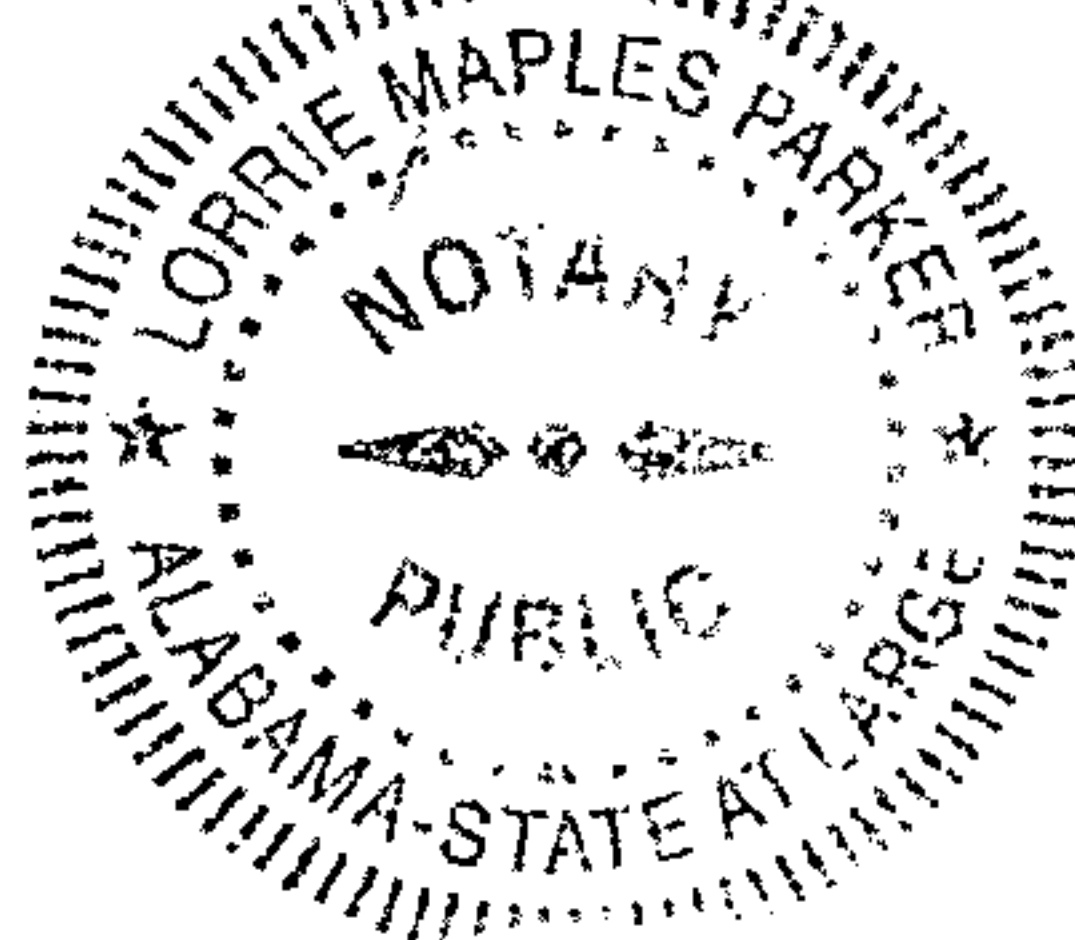


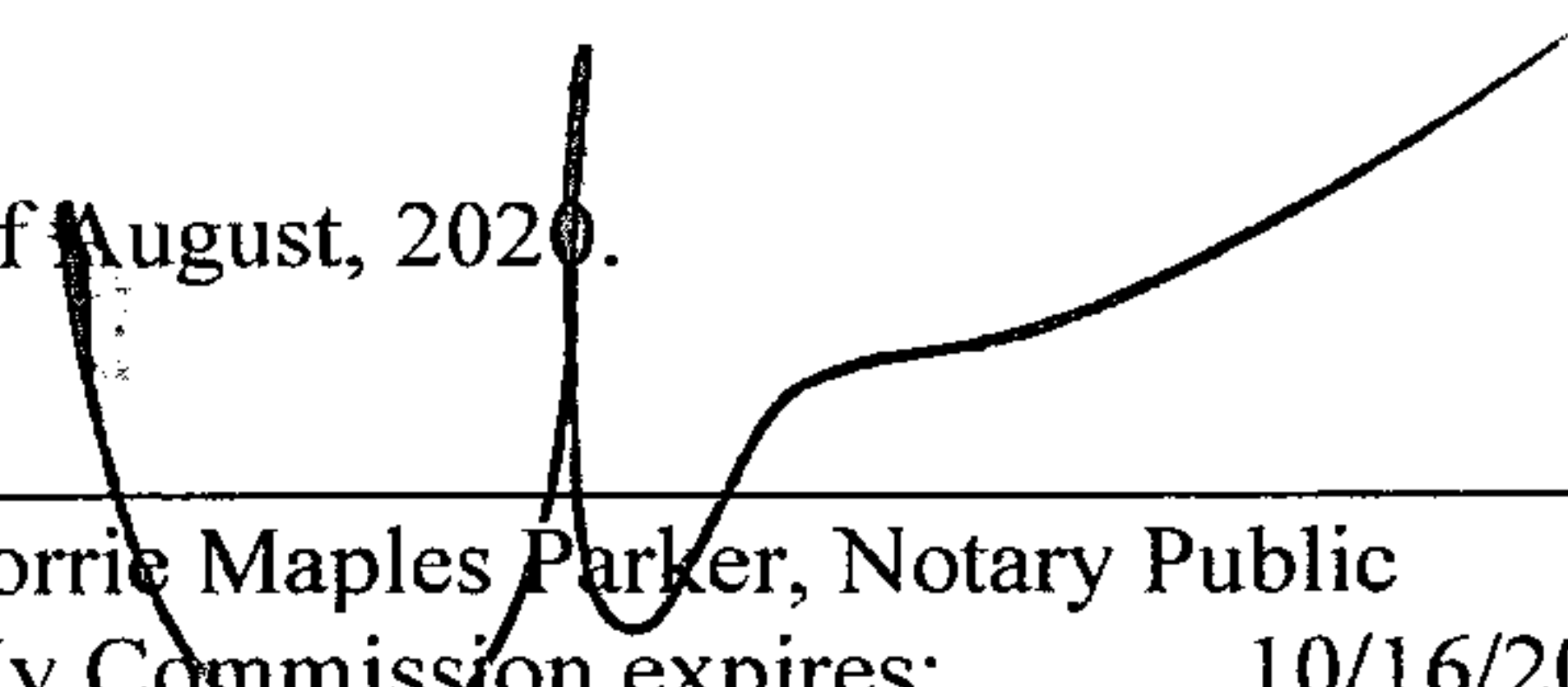
MICHAEL D. LANEY


PAULA CHANDLER-LANEY

STATE OF ALABAMA
COUNTY OF JEFFERSON

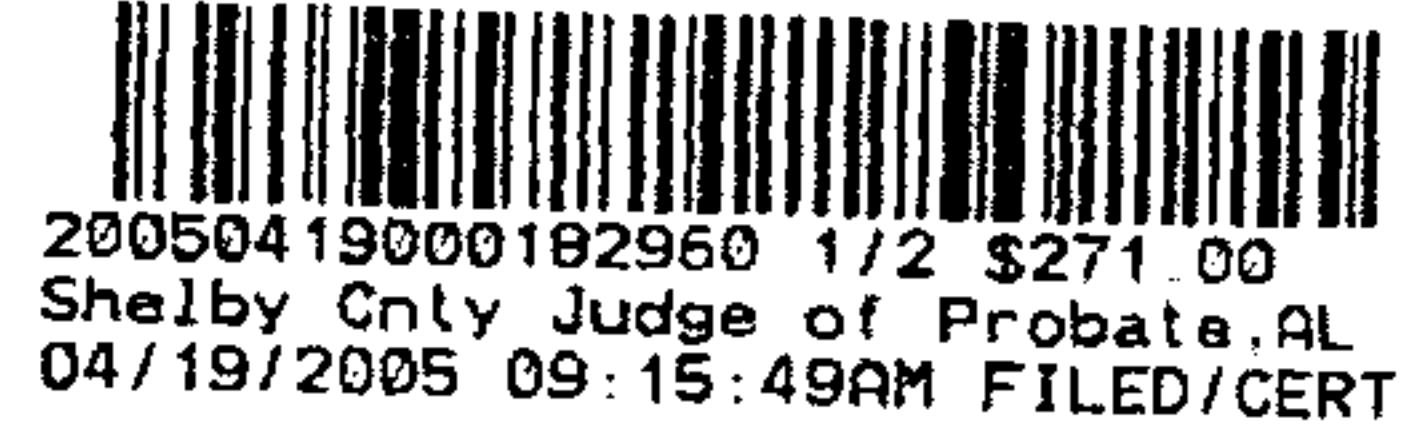
Sworn to and subscribed before me this 11TH day of August, 2020.





Lorrie Maples Parker, Notary Public
My Commission expires: 10/16/2023

EXHIBIT "A"



SEND TAX NOTICE TO:

Michael D. Laney
3117 Brookhill Drive
Birmingham, Alabama 35242

WARRANTY DEED

value = \$256,000 M/D

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, DAVID B. LANEY, HELEN V. LANEY and MICHAEL D. LANEY, (herein referred to as GRANTORS), do grant, bargain, sell, and convey unto MICHAEL D. LANEY and wife PAULA CHANDLER-LANEY (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 31, according to the Amended Map of Meadow Brook, Sixteenth Sector, Phase I, as recorded in Map Book, 9, Page 151 A&B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: All easements, restrictions, reservations and rights of way appearing of record affecting the subject property.

This deed was prepared with information supplied by the Grantors and Grantees herein without the benefit of a title search being performed on the subject property.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

EXHIBIT "A" CONTINUED

20050419000182960 2/2 \$271.00
Shelby Cnty Judge of Probate, AL
04/19/2005 09:15:49AM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 8th
day of March, 2005.

David B. Laney
DAVID B. LANEY

Helen V. Laney
HELEN V. LANEY

Michael D. Laney
MICHAEL D. LANEY

Shelby County, AL 04/19/2005
State of Alabama
Deed Tax: \$256.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID B. LANEY, HELEN V. LANEY and MICHAEL D. LANEY, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of March 2004,
2005.

Meighan Hargreaves Stenberg
NOTARY PUBLIC

My Commission Expires:

(SEAL)

NOTARIAL COMMISSION EXPIRES: June 25, 2005



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/13/2020 01:25:21 PM
\$29.00 CHERRY
20200813000348380

Allen S. Boyd