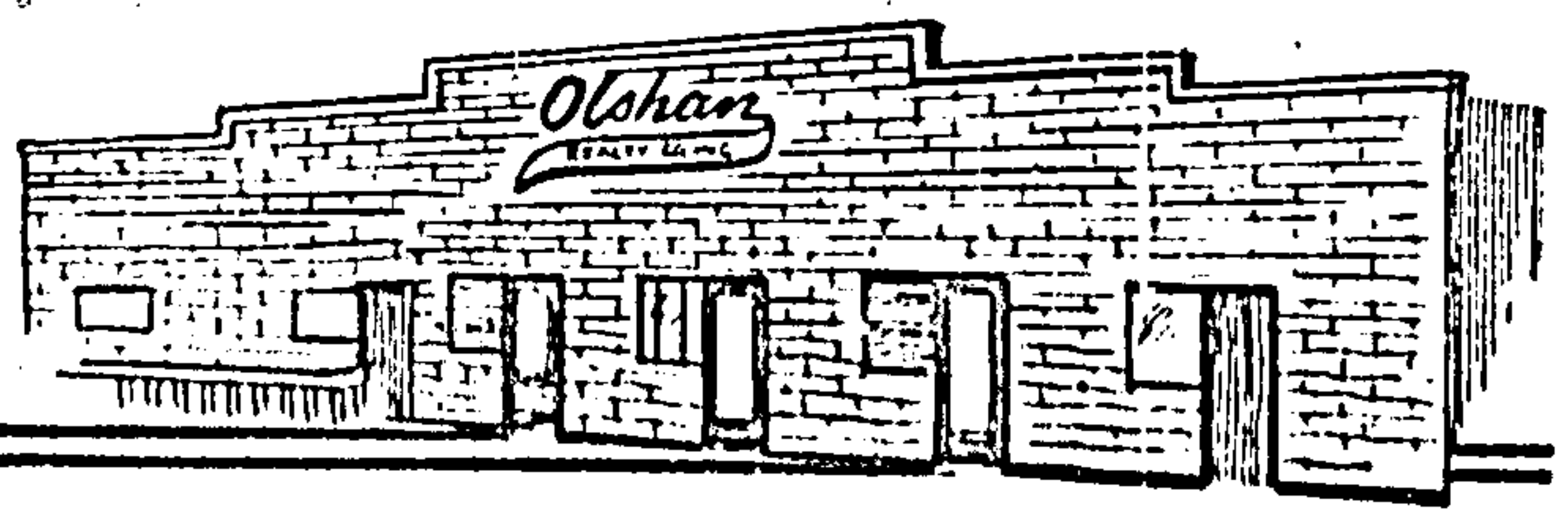


Olshan REALTY CO., INC. 5286

SALES
MANAGEMENT
INSURANCE
MORTGAGES



9 NORTH 21ST STREET - BIRMINGHAM, ALABAMA
TELEPHONE ALPINE 2-8187

*OK
Jm Barber*

AFFIDAVIT:

JEFFERSON COUNTY)
STATE OF ALABAMA)

AFFIDAVIT TO WHOM IT MAY CONCERN

WE, the undersigned, do hereby state, swear, and affirm that the below facts are true and show the true picture of the transactions between ourselves and Olshan Realty Co. Inc.: TO WIT

In August of 1962, we, the undersigned, entered into an exclusive agreement with Melvin Olshan of Olshan Realty Co. Inc. to sell our property on Valleydale Rd, just off the Fla Short Route, as legally described in that mortgage recorded in Shelby County in Vol. 278, page 819. We agreed to said exclusive originally for a 180 day period. The dwelling had no bath at that time. We were buying our present home at 1868 Mayflower Dr, B'ham, and needed \$2000.00 to make the down pmt. Mr. Olshan agreed to loan us the money until he could sell the dwelling, and then he would take the proceeds to pay off the mortgage and pay us our interest. Mr. Olshan advertised and showed the property, but mainly due to the fact there was no bath, could not sell the dwelling. In January of 1963, at our own request, and without any demand, or pressure whatsoever from Mr. Olshan, we requested that Mr. Olshan purchase the dwelling direct from us, and we did agree to a purchase price that we considered fair and just, and on January 18, 1963 did sell said property to Mr. Olshan. The Price was \$3750.00. We had added a bath in November of 1962 and Mr. Olshan did further advance the necessary funds to do this job. However, we had need for the additional money paid to us on the purchase, and could not and did not choose to wait for a sale to a 3rd party. Mr. Olshan paid us in full for our equity, and our mortgage debt to him was in effect cancelled. The sale to Olshan Realty Co. Inc. was in no way in lieu of foreclosure and in fact was a sale first requested by us, to enable us to procure cash when we needed it.

We do hereby affix our signatures to this document this 19th day of July 1963.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 7/23/63
RECORDED & \$ 8.00 MTG. TAX
& \$ 0.00 DEED TAX HAS BEEN
PAID ON THIS INSTRUMENT.

Harold W. Peak
Harold W. Peak

Joy B. Peak
Joy B. Peak

Signed and sworn to before me, a Notary Public, this 19th day of July 1963.
Conrad M. Fowler
CONRAD M. FOWLER
JUDGE OF PROBATE

Ruby R. Griffin
RUBY R. GRIFFIN
10/19/66

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