

AFFIDAVIT

Date: June 20, 1980

The undersigned, Reuben J. Beabout and Martha Beabout, residing at 2075 Valleydale Road, Shelby County, Alabama, state as follows:

On December 20, 1977 we lent to our son, William E. Beabout (hereinafter called "Bill"), certain property containing about 12.27 acres, for the express purpose of enabling Bill to obtain a loan for the family business. At that time that Bill came to us with the request, we understood that without said property Bill would not be able to obtain the loan, which would permit him to grade, level and fence additional acreage for storage space for the family auto salvage business. We understood that Bill would pay us interest only in consideration for lending him this property, and that after the loan had been arranged, that he would return the land to us at our request. Bill's lawyer prepared the legal papers, which we signed. We were not represented by counsel. Included among the papers was a purchase money First Mortgage securing payment of \$100,000 to us and signed by Bill. We did not record this mortgage because we expected to receive back the land on demand and Bill had told us he would not put any liens on the land.

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On or about January, 1980 we asked Bill to return the above mentioned property to us. He had obtained the necessary financing, without placing a lien on the land, and had, to the best of our knowledge, made all loan payments to the bank on time, and no longer needed the property to justify the loan. After several months, Bill refused to return the property unless we agreed to certain conditions unrelated to his loan and that as of this time, are not acceptable to us. On advice of counsel, Arnold Lefkovits, Esq. of Birmingham, we are therefore now recording the First Mortgage along with this statement evidencing that we are the true and rightful owners of the above mentioned property.

Reuben J. Beabout
Reuben J. Beabout
Martha Beabout
Martha Beabout

STATE OF ALABAMA, SHELBY COUNTY

MARY N. SEAUER
NOTARY
June 20, 1980

Reuben J. Beabout and Martha Beabout in said county personally appeared Reuben J. Beabout and Martha Beabout who being duly sworn makes oath that they have read the foregoing affidavit and have executed same voluntarily on the above date.

NOTARY *Mary N. Seauer*

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Shelby Cnty Judge of Probate, AL
06/23/1980 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
1 CERTIFY THIS FILED
1980 JUN 23 AM 8:04

Rec. 150
Chd. 100
250

Thomas A. ...
JUDGE OF PROBATE

R. J. Beabout
2075 Valleydale Rd.