

AFFIDAVIT AND INDEMNITY

STATE OF ALABAMA
SHELBY COUNTY

Before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Bobby Lee Hoyle, who being first duly sworn to speak the truth, says as follows:

My name is Bobby Lee Hoyle. I am a resident of Shelby County, Alabama, and am over the age of 21 years.

I am familiar with the following described real property located in Shelby County, Alabama:

Beginning at the NW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23, Township 18, Range 2 East running 537 feet East along the Northern boundary line of said forty acres to the point of beginning fo the lot herein conveyed; thence run South 24 deg. East 210 feet; thence East 210 feet, parallel with the Northern boundary line; thence North 24 deg. West 210 feet; thence West along the Northern boundary line 210 feet to the starting point; being situated in Shelby County, Alabama.

I conveyed this property to Richard Wayne Lassater and Kathy Lassater by deed recorded in Real Book 065, page 960, in the Probate Office of Shelby County, Alabama. I am the son of L.H. Hoyle and Norene Hoyle, who formerly owned this property. It has come to my attention that my parents executed a mortgage to C.W. Wells t/a Wells Construction Co., dated March 15, 1965, recorded in Mortgage Book 293, page 407, in the Probate Office of Shelby County, Alabama. It has also come to my attention that this mortgage was assigned to Peoples National Fund, Inc., on March 15, 1965, and that the assignment is recorded in Deed Book 235, page 276, in the Probate Office of Shelby County, Alabama.

My father, L.H. Hoyle, died intestate on the 14th day of Feb. 1988. To the best of my knowledge, he paid this mortgage off long ago. I have never heard of C.W. Wells or anyone from Wells Construction Co. or Peoples National Fund, Inc., making a demand on my father or my mother, or me for payment on this mortgage.

This affidavit is given to induce Cambridge Title Agency, Inc. to issue title insurance on this property. I agree to indemnify and hold harmless Cambridge Title Co. for any loss resulting from their failure to note or except this mortgage on their title commitment or binder.

My mailing address is Route 2, Box 152, Vincent, Alabama 35178.

This the 27th day of April, 1990.

Bobby Lee Hoyle
Bobby Lee Hoyle

SWORN TO AND SUBSCRIBED I CERTIFY THIS
BEFORE ME ON THIS THE 27th DAY OF April, 1990.

90 MAY 14 AM 10:58

Mary Lee Reynolds
Notary Public

JUDGE OF PROBATE

My Commission expires
6-21-92

1. Deed Tax	\$	
2. Mtr. Tax	\$	
3. Recording Fee	\$	2.50
4. Indexing Fee	\$	3.00
5. No. Fee	\$	
6. Certified Fee	\$	1.00

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