

STATE OF ALABAMA)
)
SHELBY COUNTY)

SS: AFFIDAVIT AND AGREEMENT

Inst # 1995-11396

BEFORE ME, a Notary Public, in and for said County and State, personally appeared Patricia Wood, who being by me first duly sworn, deposes and states on an oath as follows:

1. My name is Patricia Wood, I have also been known as Patsy Wood. I reside at 6775 County Road in Wilsonville, Alabama, 35186.

2. I am the owner of the following described real estate situated in Shelby County, Alabama:

From the Southwest corner of the SE1/4 of the SE1/4 of Section 5, Township 20 South, Range 1 East, Shelby county, Alabama, proceed North along the West boundary of said SE1/4-SE1/4 a distance of 369.12 feet to the POINT OF BEGINNING of herein described parcel of land; thence continue North along said course (West boundary of SE1/4-SE1/4) a distance of 232.9 feet; thence turn an angle of 91 deg. 45 min. 39 sec. right and proceed East a distance of 585.24 feet; thence turn an angle of 88 deg. 14 min. 40 sec. right and proceed South parallel to the West boundary of said SE1/4-SE1/4 of said Section 5 a distance of 233.27 feet; thence turn 91 deg. 47 min. 27 sec. right and proceed West a distance of 585.24 feet to the POINT OF BEGINNING. Containing 3.13 acres.

Also an easement for an access road and utilities, said easement being 25 feet in width the Southerly boundary of said easement being more particularly described as follows: From the Southwest corner of the SE1/4 of the SE1/4 of Section 5, Township 20 South, Range 1 West, proceed North along the West boundary of said forty a distance of 369.12 feet; thence turn an angle of 91 deg. 47 min. 46 sec. right and proceed East along the South boundary of the above described property a distance of 585.24 feet to the point of beginning of herein described easement, said point being the South boundary of herein described easement; thence continue East along a line that is 25 ft. South of and parallel to the North boundary of easement a distance of 373.55 feet; thence turn an angle of 24 deg. 55 min. 32 sec. right and proceed Southeasterly along the Southerly boundary of said easement a distance of 83.26 feet; thence turn 15 deg. 14 min. 06 sec. left and proceed Southeasterly along the Southerly boundary of said 25 ft. easement a distance of 79.9 feet to a point on the West right-of-way boundary of county road #55, being the point of termination of the South boundary of herein described 25 ft. easement.

3. I have been informed by A. Bruce Graham, Attorney at Law, who is closing a loan on the said property, that there appear(s) judgement(s) against a person named "Patricia D. Wood", which is similar to my name, which is/are recorded in Judgment Book 002, at Page 107. I am not the person whom said judgement(s) was/were entered. Further, I have never lived at Rt. 1, Bx 49-3 in Calera, Alabama. I do not have any unpaid obligations except current bills and neither have I received any notice of any suit(s) or judgement(s) having been filed against me. I am definitely not the same person against whom said judgement(s) and or tax lien(s) are of record.

4. I make this Affidavit for the purpose of inducing **COMMONWEALTH LAND TITLE INSURANCE COMPANY**, to issue a Title Opinion Letter/Title Policy concerning said property, which does not show said judgement(s) as an exception to title.

5. I hereby request **COMMONWEALTH LAND TITLE INSURANCE COMPANY**, to issue a Title Opinion Letter/Title Policy of said judgement(s) or endorsement(s) thereto, upon said real estate without exception therein as to any of and in consideration thereof, and as inducement therefor, the undersigned does hereby agree to indemnify and hold harmless the said **COMMONWEALTH LAND TITLE INSURANCE COMPANY**, of and from any and all loss, cost, damage and expense of every kind including attorney's fees, which said **COMMONWEALTH LAND TITLE INSURANCE COMPANY**, shall suffer or may suffer or incur or become liable for under said Title Opinion Letter/Title Policy now to be issued, or any reissue, renewal or extension thereof, anytime issued upon said real estate, part thereof or interest therein arising, directly or indirectly, out of or on account of any such judgements.

FURTHER, I HAVE NEVER FILED A PETITION IN BANKRUPTCY

Further affiant saith not.

Patricia Wood
Patricia Wood, Affiant

SWORN TO AND SUBSCRIBED before me on this 24th day of April, 1995, at Shelby County, Alabama, witness my hand and official seal of office.

A. Bruce Graham
Notary Public
My Commission Expires: 1/6/97

05/02/1995-11396
11:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 8.50

A. Bruce Graham