

STEWART TITLE GUARANTY COMPANY
SHELBY COUNTY ABSTRACT COMPANY, INC.

Binder #

JUDGMENT AND TAX LIEN AFFIDAVIT

STATE OF ALABAMA
SHELBY COUNTY

Before me, the undersigned personally appeared

Barbara Higgins

who, after first being duly sworn, deposes and says the following:

My name is Barbara Higgins

and I am over the age of 21 years and a resident citizen of Shelby County, Alabama, I have entered into a contract (☒ sell ☐ purchase the following described property:

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION.

After entering into the aforesaid Contract, Shelby County Abstract & Title Company, Inc. issued a title insurance binder requiring proof that I am not the person against whom judgments and/or tax liens are of record as shown in said title binder.

I have always been known as Barbara Higgins or Barbara Owens Higgins and have never been known by any other name. I do not have any unpaid obligations except current bills, neither have I received any notice of any suit or judgments having been filed against me. I am definitely not the same person against whom said judgments and/or tax liens are of record, and specifically the following:

Instrument #1994-25322, styled: State of Alabama vs. Jon R. Higgins and Barbara Higgins, dated August 11, 1994, in the amount of \$2,616.17.

(Continue on reverse side if necessary)

This affidavit is given for the purpose of inducing Shelby County Abstract & Title Company, Inc to insure the aforesaid property against any such judgments and tax liens which may affect the title to the aforesaid property.

Barbara Higgins
(Affiant)

STATE OF ALABAMA
SHELBY COUNTY

Sworn to and subscribed before me, this
the 24th day of July, 1999.

Michelle E. Allen
Notary Public

Inst # 1999-40592

09/29/1999-40592
12:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 11.00

MTA

State of Alabama
County of Shelby

I, Joseph E. Corn, Jr., a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon and known as Parcels 1, 2, 3 and 4, each described separately as follows:

PARCEL - 1

Commence at the northeast corner of Section 16, Township 21 south, Range 3 west, Shelby County, Alabama and run thence southerly along the east line of said Section 16 a distance of 52.15' to a point on the southerly right of way line of Shelby County Highway No. 26 and the point of beginning of the property being described; thence continue southerly along last described course a distance of 196.71' to a point; thence turn 90°40'30" right and run westerly 210.00' to a point; thence turn 89°19'30" right and run northerly 148.67' to a point on the same said southerly right of way line of Highway 26 in a curve to the right having a central angle of 1°51'10" and a radius of 6,645.09; thence turn 77°45'09" right to chord and run east-northeasterly along said right of way line an arc distance of 214.87' to the point of beginning, containing 0.84 of an acre.

PARCEL - 2

Commence at the northeast corner of Section 16, Township 21 south, Range 3 west, Shelby County, Alabama and run thence southerly along the east line of said Section 16 a distance of 248.86' to a point; thence turn 90°40'30" right and run westerly 210.00' to the point of beginning of the property being described; thence continue along last described course 210.00' to a point; thence turn 89°19'30" right and run northerly 93.44' to a point on the southerly right of way line of Shelby County Highway No. 26 in a curve to the right having a central angle of 1°52'01" and a radius of 6,645.09; thence turn 75°53'53" right to chord and run east-northeasterly along the said southerly right of way line of said Highway 26 an arc distance of 216.51' to a point; thence turn 104°06'07" right from chord and run southerly 148.67' to the point of beginning, containing 0.59 of an acre.

PARCEL - 2-A

Commence at the northeast corner of Section 16, Township 21 south, Range 3 west, Shelby County, Alabama and run thence westerly along the north line of said Section 16 a distance of 133.71' to a point on the northerly right of way line of Shelby County Highway No. 26 and the point of beginning of the property being described; thence continue along last described course 286.29' to a point; thence turn 90°40'30" left and run southerly 72.62' to a point on the same said northerly right of way line of said Highway No. 26 in a curve to the right having a central angle of 2°30'34" and a radius of 6,725.08; thence turn 103°36'00" left to chord and run east-northeasterly along said right of way line an arc distance of 284.52' to the point of beginning, containing 0.23 of an acre.

PARCEL - 3

Commence at the northeast corner of Section 16, Township 21 south, Range 3 west, Shelby County, Alabama and run thence southerly along the east line of said Section 16 a distance of 417.97' to a point; thence turn 91°04'33" right and run westerly 210.02' to the point of beginning of the property being described; thence continue along last described course 210.02' to a point; thence turn 88°55'27" right and run northerly 166.17' to a point; thence turn 90°40'30" right and run easterly 210.00' to a point; thence turn 89°19'30" right and run southerly 167.64' to the point of beginning, containing 0.80 of an acre.

PARCEL - 4

Commence at the northeast corner of Section 16, Township 21 south, Range 3 west, Shelby County, Alabama and run thence southerly along the east line of said Section 16 a distance of 248.86' to the point of beginning of the property being described; thence continue along last described course 169.11' to a point; thence turn 91°04'33" right and run westerly 210.02' to a point; thence turn 88°55'27" right and run northerly 167.64' to a point; thence turn 90°40'30" right and run easterly 210.00' to the point of beginning, containing 0.81 of an acre.

Each parcel is subject to any and all easements, covenants, rights of way, restrictions and/or limitations of pertinent record or applicable law.

According to my survey of March 22, 1993

Joseph E. Corn, Jr.
Joseph E. Corn, Jr. A.L.S. # 9048

File No. 4577-A-93
HIGGINS ALABAMA
May 26, 816, 1218, 1301
March 1993



Inst # 1999-40592

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