

Affidavit and Indemnity of Amos E. Minor/executor  
July , 2002

State of Alabama

County of Jefferson

I, Amos E. Minor, am many years over twenty one years of age, of sound mind, residing at 213 Vetavia Street in Irondale, Jefferson County, Alabama 35210 and have capacity to create this affidavit and indemnity as sole executor of my Mother's estate (Mila E. Minor Jefferson County Probate Court # 165011).

My family has owned these two parcels of property (attached warranty deeds – no known municipal assessments outstanding on the property described herein) now being sold and during all of the time my father, and my mother owned the property the enjoyment thereof has been peaceable and undisturbed and the title to said property has never been disputed to my knowledge, nor do I know of any facts by reason of which the title to, or possession of, said property might be disputed or by reason of which any claim to any of said property might be disputed or by reason of which any claim to any of said property might be asserted adversely to me or the estate of my mother, and more particularly:

1 – No party other than the seller/owner is in possession of all or any portion of the premises above described under any unrecorded leases, tenancy at will or otherwise.

2 – The seller/owner during the time of possession of the premises described in the attached warranty deeds has conveyed no portion of the premises nor done any act or allowed any act to be done which has changed or could change the boundaries of the premises described.

3 – The only exceptions, encroachments, easements, rights of way, continuous driveway usage, drain, sewer, water, gas, oil, or any pipeline(s), or other rights of passage to others over the premises are described in the attached warranty deeds and has no knowledge of any such adverse rights. The owner has given temporary permission and is not otherwise described anywhere herein or in the respective deed due to its temporary nature and not running with the land, and subject to withdrawal, to the owners/managers of the Eternal World Television Network location on the east side of Minor Mountain Road to the property to cross the property for access to the television transmission station on the furthest northern edge of the property that adjoins the properties of Dwight Minor and the married couple named the Broglios.

4 – The seller at present and for a period of six months past, has caused no construction, erection, alteration or repairs of any structures or improvements on the premises above cited to be done, has not permitted or contracted with anyone, nor has contracted for any material to be delivered to the premises for which charges therefore remain unpaid.

5 – The seller has no knowledge of any cemetarys or other burial grounds, highways, abandoned roads, lanes, springs, streams, rivers, ponds, lakes, bays, or other waters either bordering or running through or situated on said premises.

6 – The seller has no knowledge of any outstanding taxes due or special assessments made that are due.

7 – The undersigned has not allowed and knows of no violations of any covenants, restrictions, agreements, conditions or zoning ordinances affecting the premises other than the exceptions and utility easement listed in the pertinent attached deed.

8 – There are no pending suits, proceedings, judgments, bankruptcies, liens or executions against said owner, either in the aforesaid county pending or contemplated to the sellers knowledge against described property in the attached deeds.

This affidavit is being given to induce purchase by any purchaser and clear title to two parcels of real property located in Shelby County, Alabama and described in the attached Warranty Deeds with Joint Right of Survivorship to Janet F. Piazza and John C. Piazza, a married couple who purchase with reliance upon the representations above, and said affiant agrees to indemnify and hold harmless the purchasers above from any and all loss, costs, damage, and expense of every kind, including reasonable attorney's fees, which said couple may suffer from any such reliance upon any misrepresentation contained herein.

Further, affiant sayeth not.

Amos E. Minor

Amos E. Minor

Executor/seller of property

Sworn to and subscribed before me this 13 day of July, 2002.

A M Helder

Notary Public

11/05/03  
my commission expires