


Prepared By and Return To:
Deena Pfennig
Nations Direct Title Agency, LLC
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20120412000126480 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
04/12/2012 01:53:54 PM FILED/CERT

NON-IDENTITY AFFIDAVIT

STATE OF AL

COUNTY OF Shelby

BEFORE ME, the undersigned authority, duly authorized in the State and County/City aforesaid to take acknowledgements, on this 20 day of MARCH, 2012, personally appeared:

Terry B. Sims

who, being first duly sworn, depose(s) and say(s):

1. THAT Affiant(s) is/are one of the present record titleholder(s) of the following described property, as evidenced by that certain Deed recorded in Instrument 1999-31499: Lot 33, according to the Survey of Park Forest Subdivision, Second Sector, as recorded in Map Book 16, Page 84 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

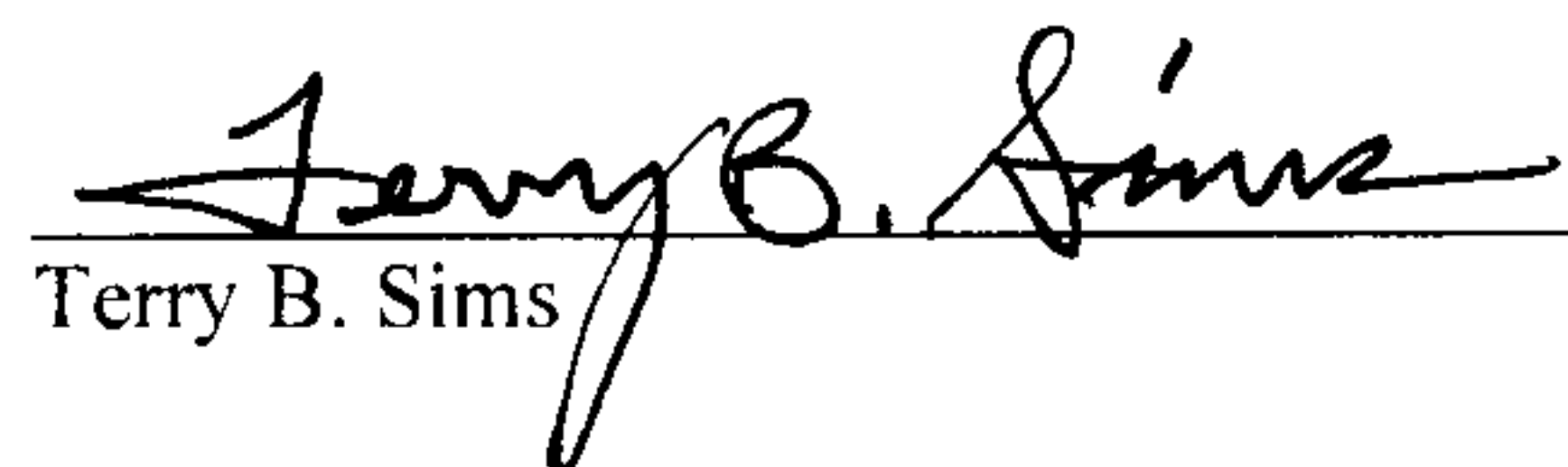
2. THAT Affiant's attention has been directed to the following matter(s) of public record in Shelby, AL:

A Federal Tax Lien filed by Department of the Treasury - Internal Revenue Service, dated January 8, 2010 and filed on January 15, 2010 in (instrument) 20100115000014750, of the official property records of Shelby County, Alabama against Lisa M. & Terry Simms in the amount of \$9,419.50 and in favor of Internal Revenue Service.

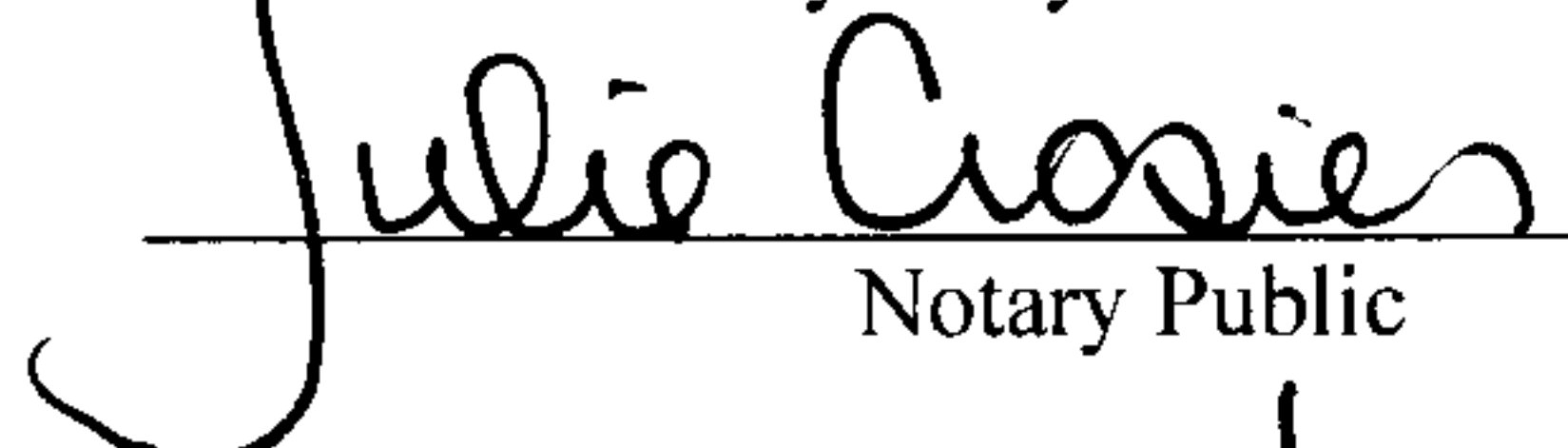
A judgment dated December 19, 2000 and filed on February 2, 2001 in (instrument) 2001-03786, of the official property records of Shelby County, Alabama against South Calera Paint and Terry Sims in the amount of \$3,264.12 and in favor of Monogram Credit Card Bank of GA

3. THAT Affiant is not one and the same as the Defendant(s) named in the aforescribed matters of public record.
4. THAT Affiant's date of birth and Social Security Number differs from the defendant(s) in the aforescribed matters of public record.
5. THAT Affiant gives this Affidavit for the purpose of inducing CHICAGO TITLE INSURANCE COMPANY to issue its policy or policies insuring the title to said property without exception(s) to claims which possibly could arise regarding those matters described under Item 2 herein, and said Affiant hereby agrees to indemnify and hold CHICAGO TITLE INSURANCE COMPANY harmless of and from any and all loss, cost, damage and expense of every kind, including attorneys' fees, which said CHICAGO TITLE INSURANCE COMPANY shall or may suffer or incur or become liable for under its said policy or policies directly or indirectly, out of or on account of or in connection with its enforcement of its rights under this agreement.

FURTHER THE AFFIANT SAYETH NAUGHT.

 (SEAL)
Terry B. Sims

EXECUTED, SUBSCRIBED, and SWORN TO
before me the day and year above written.


Notary Public

My Commission Expires: JAN 19th 2014

CTIC Non-Identity Affidavit (02/2004)