

Prepared By and Return To:  
Deena Pfenning  
Nations Direct Title Agency, LLC  
1100 Ocean Shore Boulevard, Suite 5  
Ormond Beach, FL 32176  
877.236.2973  
AM-DANIEL-STPHEN



20121107000428530 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
11/07/2012 02:45:03 PM FILED/CERT

## NON-IDENTITY AFFIDAVIT

STATE OF AL  
COUNTY OF Shelby

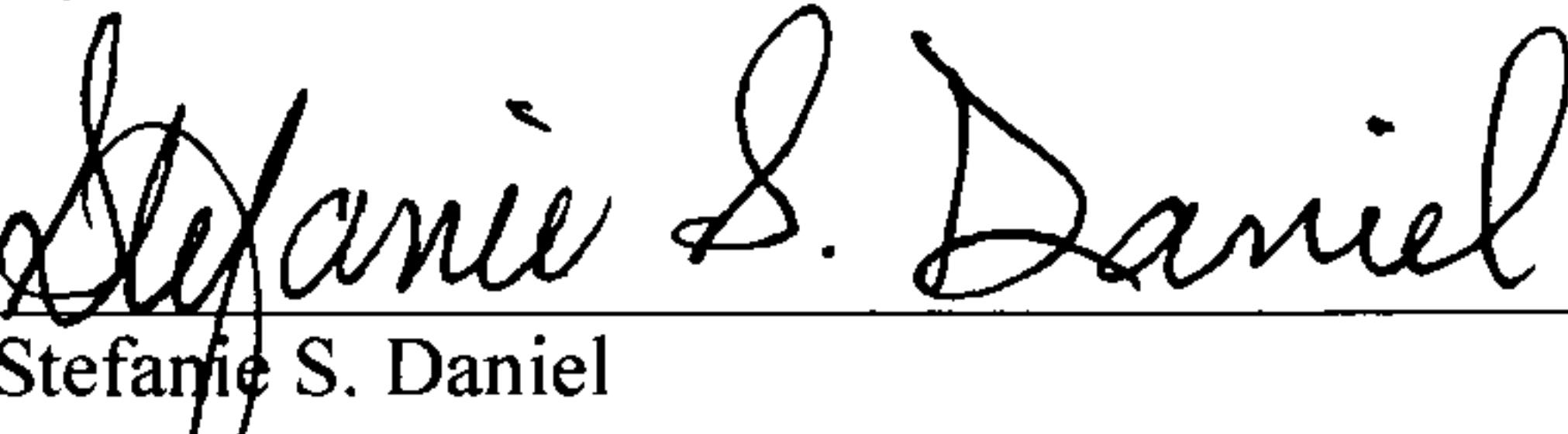
BEFORE ME, the undersigned authority, duly authorized in the State and County/City aforesaid to take acknowledgements, on this 19 day of October, 2012 personally appeared:

**Stefanie S. Daniel**

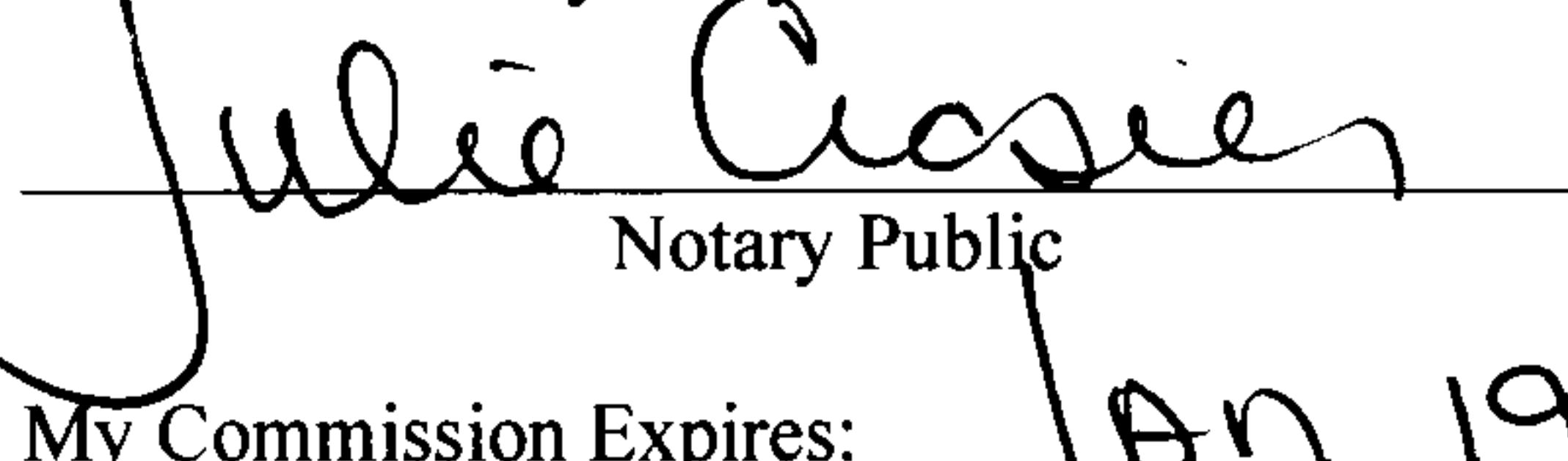
who, being first duly sworn, depose(s) and say(s):

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 # 20070503020205480: Lot 2-48, according to the Plat of Chelsea Park 2nd Sector, as recorded in Map Book 34, Page 22, in the Office of the Judge of Probate Office of Shelby County, Alabama.
2. Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 2nd Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 200410140005669860 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").
3. THAT Affiant's attention has been directed to the following matter(s) of public record in Shelby, AL:
  - a) *A judgment dated September 15, 2010 and filed on October 4, 2010 in (instrument) 20101004000327010, of the official property records of Shelby County, Alabama against Stephanie L. Daniel in the amount of \$1,001.15 and in favor of Capital One Bank (USA), N.A..*
4. THAT Affiant is not one and the same as the Defendant(s) named in the aforescribed matters of public record.
5. THAT Affiant's date of birth and Social Security Number differs from the defendant(s) in the aforescribed matters of public record.
6. 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.

  
\_\_\_\_\_  
Stefanie S. Daniel (SEAL)

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

  
\_\_\_\_\_  
Notary Public

My Commission Expires: An 19<sup>th</sup> 2014

CTIC Non-Identity Affidavit (02/2004)