

AFFIDAVIT

STATE OF ALABAMA)
COUNTY OF SHELBY)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Robert Gardner Sproul, Jr. and Virginia Estes Sproul, who, after first being duly sworn, depose and say as follows:

We are the current owners of the following described property (the "Property"):

SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION

The Property previously served as collateral for the following mortgages (the "Prior Mortgages"):

The Mortgage dated November 25, 1992, from Patricia Ann White to TransAmerica Financial Services, Inc., in the original principal amount of \$15,814.07, filed for record December 1, 1992, recorded in Instrument 1992-28480, in the Probate Office of Shelby County, Alabama.

The Mortgage dated August 12, 1994, from Patricia Ann White to NationsCredit Financial Services Corporation of Alabama, in the original principal amount of \$44,435.90, filed for record August 24, 1994, recorded in Instrument 1994-26277, in the Probate Office of Shelby County, Alabama.

Sproul Building Co., Inc. acquired the Property in 2008 at a foreclosure sale.

In 2014, Sproul Building Co., Inc. transferred the Property to us.

We subsequently executed a first mortgage to MERS as nominee for SouthPoint Bank, with the Property serving as collateral for said mortgage.

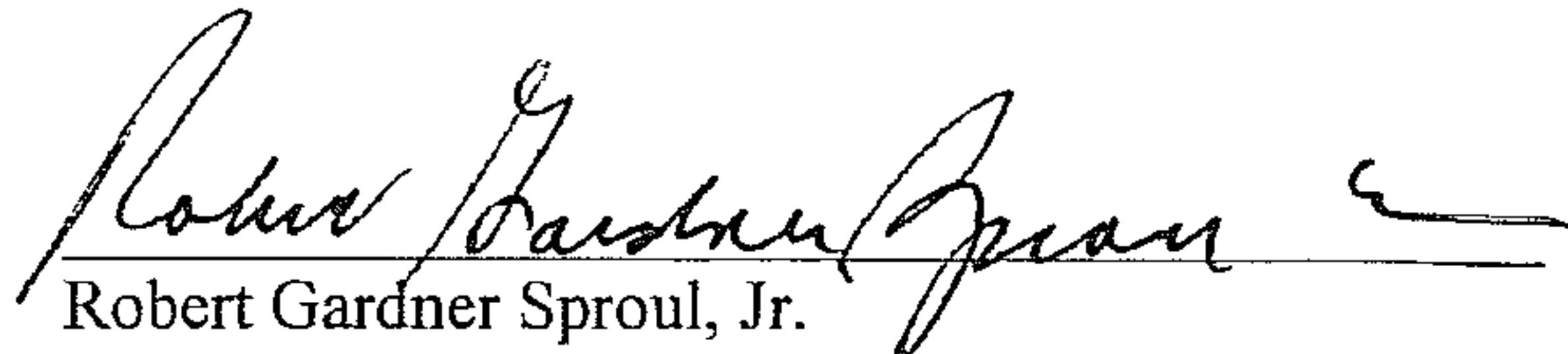
We have never heard from TransAmerica Financial Services, Inc. or NationsCredit Financial Services Corporation of Alabama in connection with the Prior Mortgages.

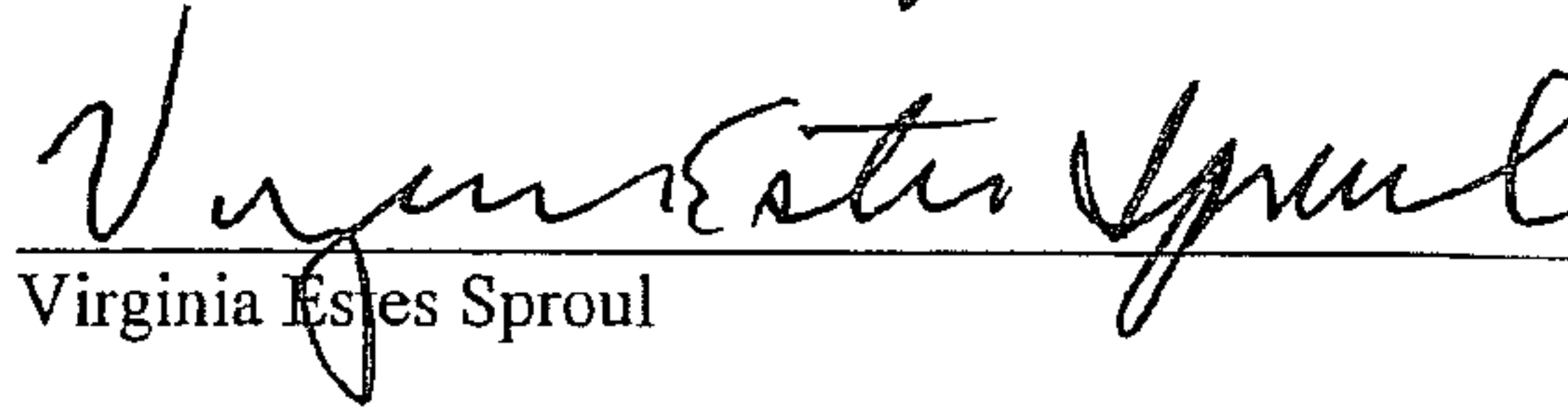
The Prior Mortgages are more than 20 years old.

Pursuant to Section 35-10-20 of the Code of Alabama, the Prior Mortgages are presumed to have been paid.

This affidavit is given for the purpose of inducing Chicago Title Insurance Company to insure the aforesaid property.

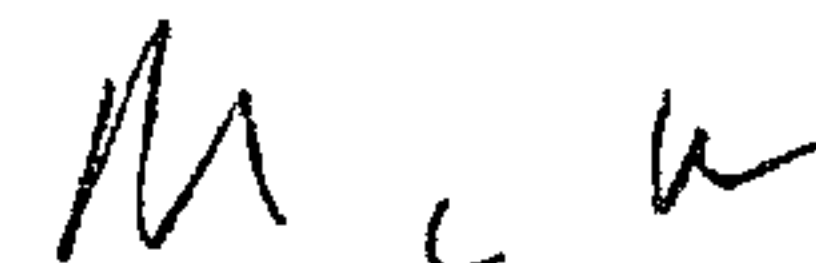
(SIGNATURES ARE ON THE FOLLOWING PAGE)


Robert Gardner Sproul, Jr.


Virginia Estes Sproul

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Sworn to and subscribed before me on this the 7 day of July, 2015.



Notary Public
My commission expires: 5-21-16

"A"

Parcel III:

Begin at the NW corner of Lot 501 of Eagle Point, 5th Sector as recorded in Map Book 18, Page 138 in the Office of the Judge of Probate Shelby County, thence run S 89°06'11" E for 1.17'; thence run N 52°21'18" E for 158.77' to the point of beginning of a curve to the left, having a central angle of 38°54'35" and a radius of 200.00'; thence run along the arc of said curve for 115.45'; thence run S 89°06'09" E for 28.54'; thence run S 02°02'35" W for 195.00' to a point on the north line of said Lot 501; thence run N 89°06'11" W for 208.83' to the point of beginning.

Together with a 20' easement being more particularly described as follows:

Begin at the NW corner of Lot 501 of Eagle Point, 5th Sector as recorded in Map Book 18, Page 138 in the Office of the Judge of Probate of Shelby County, thence run S 89°06'11" E for 1.17'; thence run N 52°21'18" E for 40.03'; thence run N 35°18'59" W for 17.51' to a point that is 20 feet East of the East line of Lot 408-A, of a Resurvey of Lot 408, Eagle Point, 4th Sector as recorded in Map Book 19, Page 62, in the Shelby County Probate Office; thence run N 2°02'34" E parallel to and 20' East of said Lot 408-A for 156.62'; thence run S 89°06'11" W for 20.00' to a point on the East line of said Lot 408-A; thence run S 0°02'34" W for 195.00' to the point of beginning.

Parcel V:

Part of the SW 1/4 of the NE 1/4 of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the NW corner of said 1/4-1/4 Section and run in an easterly direction along the north line of said 1/4-1/4 Section for a distance of 453.72 feet to an existing 3/4" rebar; thence turn an angle to the right of 90°46'34" and run in a southerly direction for a distance of 35.00 feet to an existing 1/2" rebar; thence turn an angle to the right of 90°35'47" and run in a Westerly direction for a distance of 208.74 feet to an existing 1/2" rebar; thence turn an angle to the left of 90°32'03" and run in a southerly direction for a distance of 225.00 feet to an existing 1/2" rebar; thence turn an angle to the right of 89°09'42" and run in a westerly direction for a distance of 245.00 feet to an existing rebar being on the west line of said SW 1/4 of the NW 1/4; thence turn an angle to the right of 90°50'18" and run in a northerly direction along the west line of said 1/4-1/4 section for a distance of 256.00 feet, more or less, to the point of beginning.

ALSO:

Part of the SW 1/4 of the NE 1/4 of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From the northwest corner of said 1/4-1/4 Section run in a southerly direction along the west line of said 1/4-1/4 Section for a distance of 256.00 feet to an existing 1/2" rebar being the point of beginning; thence continue along last mentioned course for a distance of 199.65 feet to an existing 1/2" rebar; thence turn an angle to the left of 91°09'31" and run in an easterly direction for a distance of 210.00 feet to an existing 1/2" rebar; thence turn an angle to the left of 88°50'29" and run in a northerly direction for a distance of 19.68 feet to an existing 1/2" rebar; thence turn an angle to the right of 88°50'29" and run in an easterly direction for a distance of 35.03 feet to an existing 1/2" rebar; thence turn an angle to the left of 88°50'29" and run in a northerly direction for a distance of 178.60 feet to an existing 1/2" rebar; thence turn an angle to the left of 90°50'18" and run in a westerly direction for a distance of 245.00 feet, more or less, to the point of beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/19/2016 08:58:19 AM
\$20.00 CHERRY
20160119000017440

James W. Fuhrmeister