

STATE OF ALABAMA
COUNTY OF JEFFERSON

AFFIDAVIT OF PAID NOTE AND MORTGAGE

BEFORE ME, the undersigned Notary Public, personally came and appeared:

BILLY H. ALLDREDGE ("Affiant")

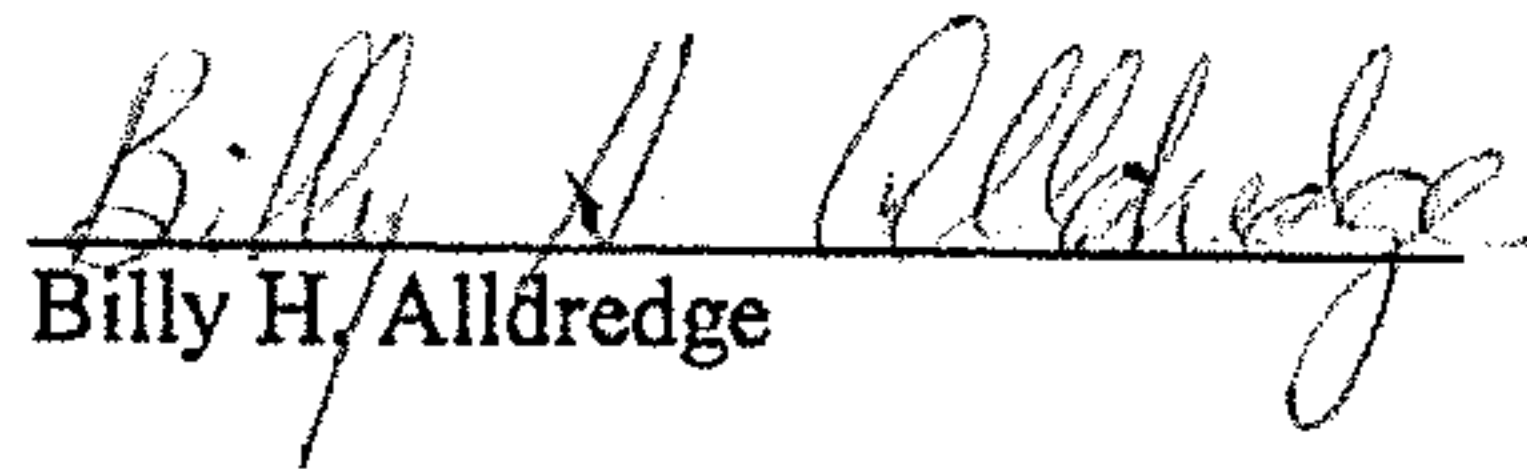
Residing at 3217 Verdure Lane, Hoover, AL 35226, who being first duly sworn, did depose and say the following:

1. Affiant is a Former Member of ABM Developers, LLC which is now a dissolved entity.
2. James R. Moncus, Jr. was the Closing Agent for the sale of real property on or about August 31, 2001 from Style Construction, Inc. ("Seller") to William Mark Meadows and wife, Kimberly E. Meadows ("Buyer") in which Seller sold to Buyer the real property located at 6142 Rushing Parc Lane, Birmingham, AL 35244 (the "Real Property"), being more particularly described as:

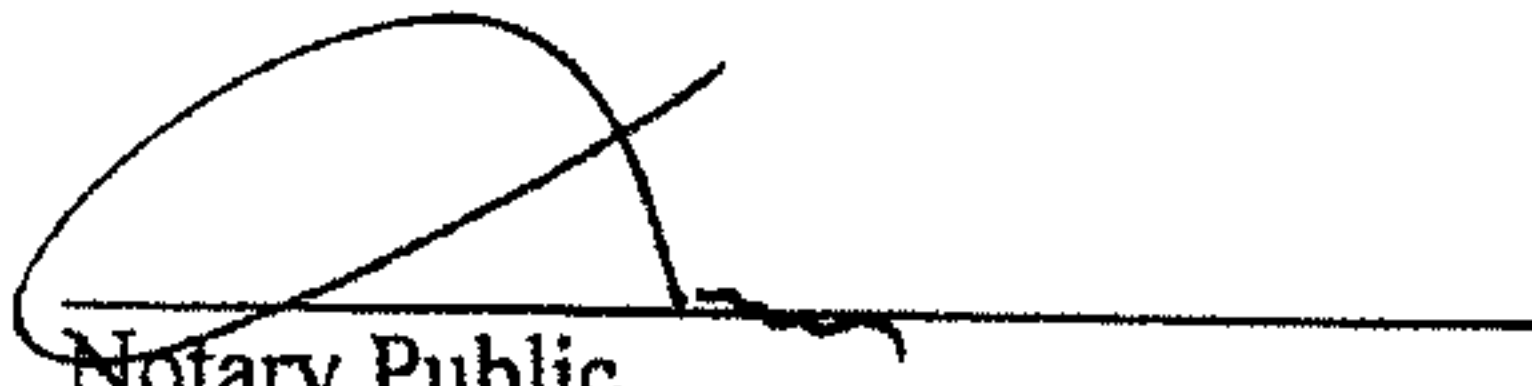
Lot 8, according to the Survey of Rushing Parc Sector One, as recorded in Map Book 19, Page 20, in the Probate Office of Shelby County, Alabama.
3. At the time of the sale, the Real Property was encumbered by a Mortgage in favor of ABM Developers, LLC which had been previously granted by Style Construction, Inc. on December 28, 1999 and recorded on January 6, 2000 at Instrument # 2000-00614 in the Probate office of Shelby County, Alabama.
4. As part of the closing held between Seller and Buyer on or about August 31, 2001, Closing Agent noted the outstanding mortgage and requested and received a payoff letter from ABM Developers, LLC dated August 22, 2001 stating that the total due for satisfaction and release of their Mortgage was \$40,965.16.
5. On or about August 31, 2001, Closing Agent acting as Escrow Agent, paid to ABM Developers, LLC the requested sum of Forty Thousand Nine Hundred Sixty Five and 16/100 Dollars (\$40,965.16) via check # 104551 drawn on the attorney escrow account of James R. Moncus, Jr., Attorney at Law.

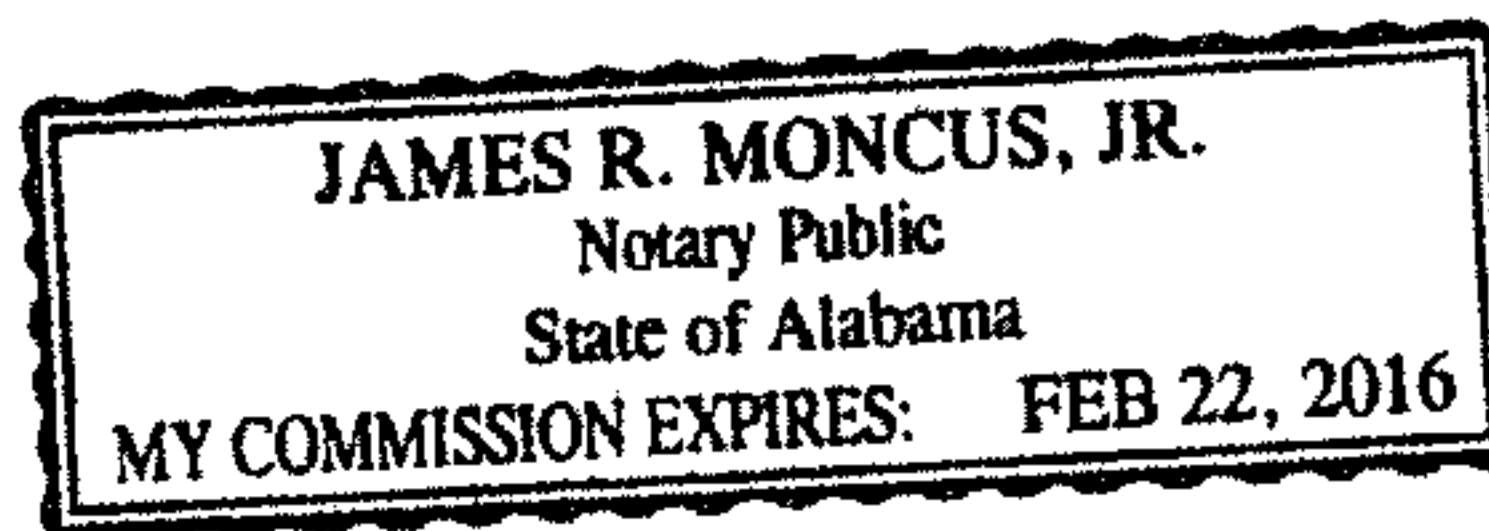
Affiant acknowledges and understands that this Affidavit is given to induce Common Bond Title, LLC and Stewart Title Guaranty Company to issue a policy of the title insurance free and clear of said Mortgage and Affiant does hereby jointly and severally agree to hold Common Bond Title, LLC, Stewart Title guaranty Company, and the closing entity harmless of and from all loss, cost, damage and expense of every kind, including attorney's fees, which Common Bond Title, LLC and Stewart Title Guaranty

Company shall sustain or become liable for under its policy now to be issued on account of reliance on the statements made herein.


Billy H. Alldredge

Sworn to and subscribed before me this 10th day of February, 2016


Notary Public
My Commission Expires:



This Instrument Prepared By:

Shannon Price
Shannon E. Price, PC
PO Box 19144
Birmingham, AL 35219



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/08/2016 08:15:51 AM
\$17.00 CHERRY
20160308000072940

