

# AFFIDAVIT

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Shelby Cnty Judge of Probate, AL  
09/06/2016 02:03:19 PM FILED/CERT

Before me, the undersigned Notary Public in and for said County and State, personally appeared  
Ryan E. Baker and Ashleigh A. Baker, who after being duly sworn, does depose and say as follows:

Our names are Ryan E. Baker and Ashleigh A. Baker. We are the owners of the property commonly known as 420 Perkins Landing, Columbiana, AL 35051 and we have entered into a contract to sell said property to James F. West and Anita H. West. We hereby aver and avow and certify the following:

We are the owners of Lot 10-A according to the resurvey of lots 10 and 11 of Perkins Landing Sectors 1 and 2, as recorded in Map Book 44, Page 147, in the Probate Office of Shelby County, Alabama.

We purchased Lot 10 on May 4, 2009 when the Shelby County Tax Collector did duly and regularly sell the said Lot 10 for taxes, costs and expenses then due to the State and County.

On May 22, 2012, we, as assignees of the State, upon application to the Probate Court of Shelby County, were awarded a tax deed to Lot 10. (the "Parcel II Tax Deed").

In 2015 we had lots Lots 10 and 11 of Perkins Landing Sectors 1 and 2, as recorded in Map Book 44, Page 147, in the Probate Office of Shelby County, Alabama resurveyed and the two lots were combined into one lot known a Lot 10-A.


We have been in continuous, actual, open, notorious, adverse, peaceful and exclusive possession of the former lot 10, claiming to own the same, from May 4, 2009 until the present and during all that time no person or entity has ever disputed our ownership of the subject property or made any claim to any part thereof.

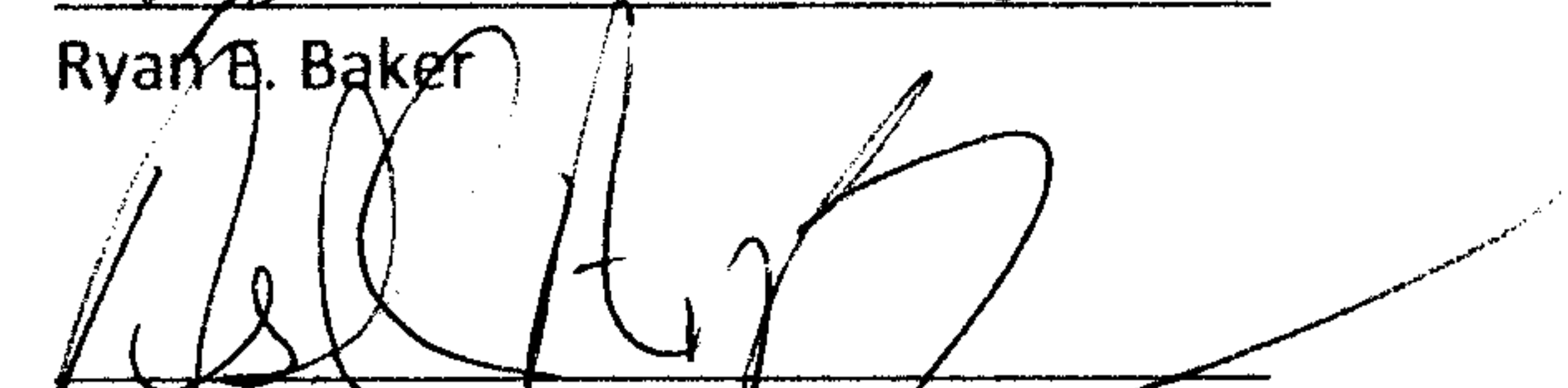
We have paid the Advalorem Propety taxes on the former lot 10 each year as they came due since we acquired the property at the tax sale on May 4, 2009 until the present.

From May 4, 2009 until the present we have maintained the former Lot 10 by cutting grass, and in 2010 we resurfaced and leveled the former Lot 10. We added fill dirt to both level the lot and to fill in numerous holes on the lot that had been drilled by the former owner. We also had the Lot graded after the fill dirt was added to smooth the surface.

From May, of 2009 until the present we have regularly parked our motorboat along with it's towing trailer on the former Lot 10.

This affidavit is given to induce Commonwealth Land Title Insurance Company to issue its title insurance policies to James F. West and Anita H. West and to their mortgage lender, Principal Mortgage, LLC. We agree to indemnify and hold the aforementioned a Commonwealth Land Title Insurance Company and/or its agent harmless of and from any and all loss, costs, damage and expense of every kind, including Attorney's fees, which said aforementioned Title insurer and/or its agent shall or may suffer or incur or become liable for under its said policy or policies now to be issued, or any reissue, renewal or extension thereof, directly or indirectly, as a result of any misrepresentation herewith.

  
Ryan B. Baker

  
Ashleigh A. Baker

STATE OF VIRGINIA


COUNTY OF ALBEMARLE

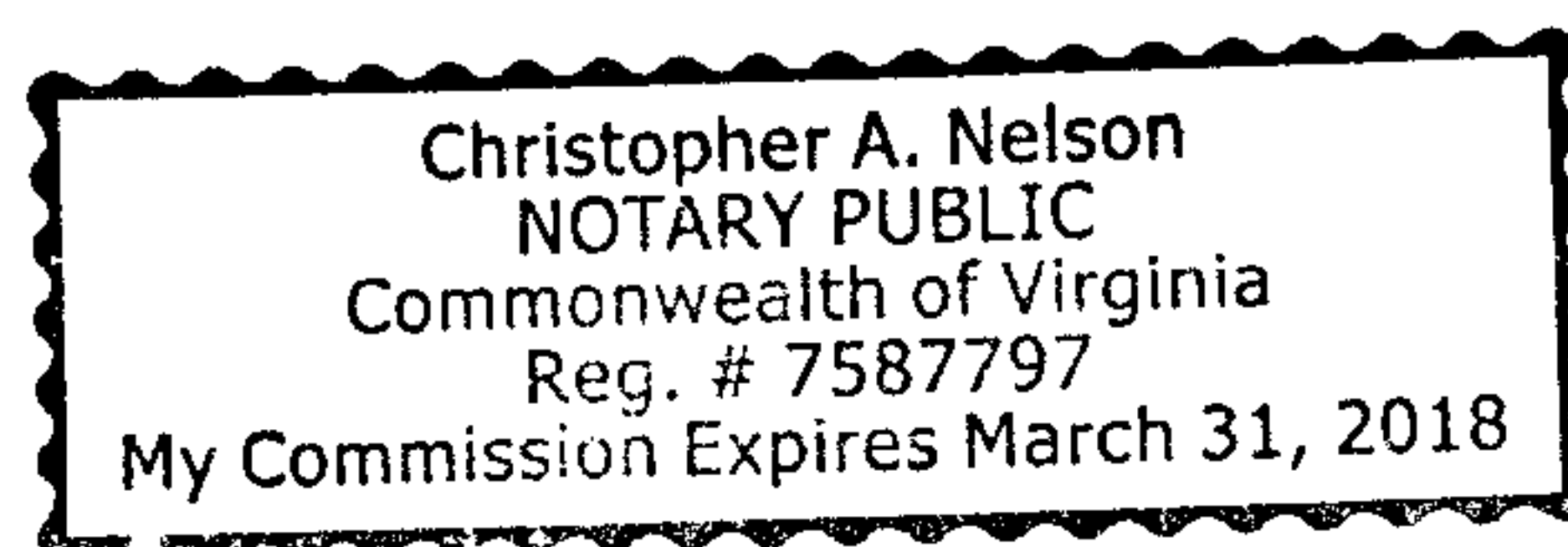
I, the undersigned, a Notary Public in and for said County and State hereby certify that Ryan E. Baker and Ashleigh A. Baker whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.


GIVEN under my hand and seal this 31st day of AUGUST 2016.

My Commission Exp:

03/31/2018

  
Notary Public



  
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