

**OWNER'S/CONTRACTOR'S AFFIDAVIT OF
NON-COMMENCEMENT OF CONSTRUCTION**

STATE OF: Alabama

COUNTY OF: Shelby County

On this 1st day of Sept, 2016, Daniel Hubbard personally known, who, being duly sworn on his oath, did say that he proposes to construct a building or other improvements on the property hereinafter described: 130 Lakewood Dr Columbiana AL 35051. made a loan to finance such construction which is secured by a mortgage or deed of trust filed for record in Book/Instrument No. 20160906000323210, of the official recording office of the County of Shelby, State of Alabama; that as of the date hereof no materials or equipment were situated on the said premises and there was no material or equipment nor anything whatsoever thereon to evidence the visible evidence the intent to commence construction.

That this affidavit is made for the purpose of inducing the making of a loan on said property and JEFFERSON TITLE CORPORATION and its underwriter COMMONWEALTH LAND TITLE INSURANCE COMPANY, to issue its policy or policies insuring the title to said property without exception to claims of mechanics, materialmen and laborers and said affiant does hereby agree to indemnify and hold JEFFERSON TITLE CORPORATION and its underwriter COMMONWEALTH LAND TITLE INSURANCE COMPANY harmless of and from any and all loss, cost, damage and expense of every kind, including attorney's fees, which said JEFFERSON TITLE CORPORATION and COMMONWEALTH LAND TITLE INSURANCE COMPANY shall or may suffer or incur or become liable for under its said policy or policies directly or indirectly, out of such improvements, repairs or other construction on the property hereafter described or on account of any such mechanics' or materialmen's lien or liens or claim or claims, or in connection with its enforcement of its rights under this agreement. The real estate referred to herein is situated in the County of Shelby, State of Alabama and is briefly described as (see attached for description).

Owner/General Contractor

By: Daniel Hubbard

Title: General Contractor

Executed, subscribed, and sworn to before
me the day and year above written.

Notary Public

My Commission Expires:

9-24-18



20161201000438880 1/2 \$18.00
Shelby Cnty Judge of Probate. AL
12/01/2016 01:19:30 PM FILED/CERT

COMMITMENT

Issued by

Jefferson Title Corporation

Agent for:

Commonwealth Title Insurance Company

EXHIBIT "A"

File No.: S16-2274

Commence at a 4" x 4" concrete monument in place being the Southwest corner of the Southwest one-fourth of the Southeast one-fourth of Section 34, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 46° 05' 59" East for a distance of 692.91 feet; thence proceed South 58° 38' 39" East for a distance of 464.72 feet to a 1/2 inch capped rebar in place being located on the Westerly right-of-way of Lakewood Lane; thence proceed South 14° 21' 18" West along the Westerly right-of-way of said road for a distance of 61.14 feet; thence proceed South 25° 57' 19" West along the Westerly right-of-way of said road for a distance of 44.09 feet; thence proceed South 47° 00' 56" West along the Westerly right-of-way of said road for a distance of 70.82 feet; thence proceed South 40° 55' 13" West along the Westerly right-of-way of said road for a distance of 87.46 feet to a 1/2 capped rebar in place being located on the South boundary of said quarter-quarter section; thence proceed South 88° 04' 01" West along the South boundary of said quarter-quarter Section for a distance of 753.00 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southeast one-fourth of Section 34, Township 20 South, Range 1 West, Shelby County, Alabama.

20161201000438880 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
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