THIS INSTRUMENT PREPARED BY
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

AFFIDAVIT

STATE OF ALABAMA)
SHELBY COUNTY)

Before me, the undersigned, a Notary Public in and for said County in said State, personally appeared Mark Anthony Freeman whose name is signed to this Affidavit and who is known to me, and who, being by me first duly sworn, depose and say as follows:

My name is Mark Anthony Freeman and I reside at 81 Valentine Circle, Wilsonville, Shelby County, Alabama. I was the owner of the following described real estate situated in Shelby County, Alabama, to-wit:

From the Northwest corner of Northeast ¼ of Northeast ¼ of Section 7, Township 21 South, Range 2 East, run West along the North boundary of said ¼ - ¼ a distance of 392.19 feet to the point of beginning; thence continue 265.00 feet; thence left 96 degrees 07 minutes a distance of 456.82 feet; thence left 101 degrees 39 minutes 30 seconds a distance of 269.04 feet; thence left 78 degrees 20 minutes 30 seconds a distance of 374.21 feet to the point of beginning. Being situated in Shelby County, Alabama.

I purchased the above described property with my wife, Tamara Jo Freeman from Thomas L. Marcus and his wife, Lena D. Marcus in March 1988 by Warranty Deed recorded in Book 177 Page 997 and we made a Purchase Money Mortgage to Thomas L. Marcus and wife, Lena D. Marcus in the amount of $24,000.00, which was recorded in Book 177 Page 998 in the Probate Office of Shelby County, Alabama, to purchase the above described property. We paid the purchase money mortgage off, in full, when Tamara Jo Freeman and I divorced in 1997 as evidenced by the attached "Exhibit A" Loan Amortization Schedule, marked Paid in Full on 12-24-1997 and signed by Thomas Marcus.

We sold said property to Aaron L. Freeman and Mary J. Freeman as evidenced by the Warranty Deed dated February 20, 1998 and recorded on February 20, 1998 as Instrument No. 1998-05773, and corrected by Corrective Warranty Deeds recorded in Instrument No. 20040518000262990 and Instrument No. 20040518000263000 and Instrument No. 20170802000277780

Aaron L. Freeman and Mary J. Freeman are now trying to make a mortgage on said property. It has come to my attention that the Purchase Money Mortgage to Thomas L. Marcus and wife, Lena D. Marcus recorded in Book 177 Page 998 has not been properly released of record. Thomas L. Marcus, and his wife, Lena D. Marcus are both deceased. I have not received any notification from Thomas L. Marcus, Lena D. Marcus, or their heirs of any monies due or a pending foreclosure.

The purpose of this Affidavit is to induce RealSource, LLC and Old Republic National Title Insurance Company to issue their Loan Policy to FirstUS Bank with affirmative coverage over the foreclosure of the mortgage to Thomas L. Marcus and wife, Lena D. Marcus and I do hereby indemnify and hold the above referenced parties harmless from any loss, cost, claims or damages resulting from the mortgage to Thomas L. Marcus and wife, Lena D. Marcus not being paid in full and/or not being properly released of record.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 22 day of June, 2017.

Mark Freeman

AFFIANT- Mark Anthony Freeman

STATE OF ALABAMA)
SHELBY COUNTY)

SWORN TO and SUBSCRIBED before me on this the 22 day of June, 2017.

Amanda Beck

NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-28-19

20170802000277790 2/3 $21.00
Shelby Cnty Judge of Probate, AL
08/02/2017 11:04:35 AM FILED/CERT

Exhibit A

L O A N   A M O R T I Z A T I O N   S C H E D U L E

COPYRIGHT 1982 - REALTY SOFTWARE COMPANY (213) 372-9419

FREEMAN MORTGAGE TO MARCUS

PAID IN FULL
ON 12-24-1997
Thomas Marcus

LOAN AMOUNT = $15500
INTEREST RATE = 10%
TERM (YEARS) = 10
PAYMENTS/YEAR = 12

PAY#	DATE	AMOUNT	INTEREST	PRINCIPAL	LOAN BALANCE
1 ck# 8129	4/1988	204.84	129.17	75.67	15424.33
2	5/1988	204.84	128.54	76.30	15348.03
3	6/1988	204.84	127.90	76.94	15271.09
4	7/1988	204.84	127.26	77.58	15193.51
5	8/1988	204.84	126.61	78.23	15115.28
6	9/1988	204.84	125.96	78.88	15036.40
7	~~10/1988~~	~~204.84~~	~~125.30~~	~~79.54~~	14956.86
8	11/1988	204.84	124.64	80.20	14876.66
9	12/1988	204.84	123.97	80.87	14795.79

YEARLY INTEREST (1988) $1139.35 1

PAY#	DATE	AMOUNT	INTEREST	PRINCIPAL	LOAN BALANCE
10	1/1989	204.84	123.30	81.54	14714.25
11	2/1989	204.84	122.62	82.22	14632.03
12	3/1989	204.84	121.93	82.91	14549.12
13 1	4/1989	204.84	121.24	83.60	14465.52
14 2	5/1989	204.84	120.55	84.29	14381.23
15 3	6/1989	204.84	119.84	85.00	14296.23
16 4	7/1989	204.84	119.14	85.70	14210.53
17 5	8/1989	204.84	118.42	86.42	14124.11
18 6	9/1989	204.84	117.70	87.14	14036.97
19 7	10/1989	204.84	116.97	87.87	13949.10
20 8	11/1989	204.84	116.24	88.60	13860.50
21 9	12/1989	204.84	115.50	89.34	13771.16

YEARLY INTEREST (1989) $1433.45 2

1503.14

PAY#	DATE	AMOUNT	INTEREST	PRINCIPAL	LOAN BALANCE
22 10	1/1990	204.84	114.76	90.08	13681.08
23 11	2/1990	204.84	114.01	90.83	13590.25
24 12	3/1990	204.84	113.25	91.59	13498.66
25 1	4/1990	204.84	112.49	92.35	13406.31
26 2	5/1990	204.84	111.72	93.12	13313.19
27 3	6/1990	204.84	110.94	93.90	13219.29
28 4	7/1990	204.84	110.16	94.68	13124.61
29 5	8/1990	204.84	109.37	95.47	13029.14
30 6	9/1990	204.84	108.58	96.26	12932.88
31 7	10/1990	204.84	107.77	97.07	12835.81
32 8	11/1990	204.84	106.97	97.87	12737.94
33 9	12/1990	204.84	106.15	98.69	12639.25

YEARLY INTEREST (1990) $1326.17 3

4

PAY#	DATE	AMOUNT	INTEREST	PRINCIPAL	LOAN BALANCE
34 10	1/1991	204.84	105.33	99.51	12539.74
35 11	2/1991	204.84	104.50	100.34	12439.40