



20191008000370690 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
10/08/2019 02:21:06 PM FILED/CERT

OWNER'S AND CONTRACTOR'S
AFFIDAVIT AND AGREEMENT

STATE OF _____
COUNTY OF _____

BEFORE ME, on this 13th day of SEPT., 2019, personally appeared Kimberly D. Orsini owner(s) of the property, and Mark Seguin of Consider It Done, APSC, Inc. General Contractor, who being duly sworn on their oaths, did say that all of the persons, firms and corporations, including the General Contractor and all sub-contractors, who have furnished services, labor or materials, according to the plans and specifications, or extra items, used in the construction of the buildings and improvements on the real estate herein after described as:

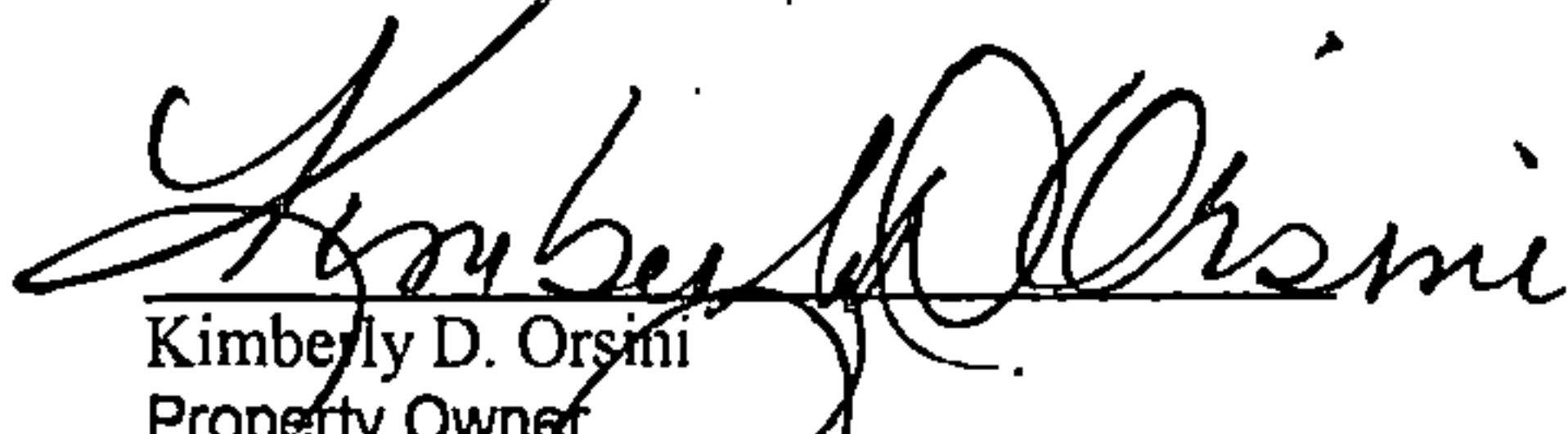
Attached Exhibit A

have been paid in full and that such work was fully completed on or before 9-13-19 and accepted by the owners, free and clear of any mechanics liens whatever, all such liens or claims for lien being hereby expressly waived.

Affiants further say that no unsatisfied claims for lien or payment have been made to either of the affiants by, nor is any suit now pending on behalf of, any contractor, sub-contractor, laborer or materialsman and further that no chattel mortgages, conditional sale contracts, security agreements, financing statements, retention of title agreements, or personal property leases have been given or are now outstanding as to any materials, fixtures, appliances, furnishings, or equipment placed upon or installed in or upon the aforesaid premises or the improvements thereon, and all plumbing, heating, lighting, refrigerating and other equipment is fully paid for, including all bills for the repair thereof except as follows (if none, state none).


Name/Address NONE

This affidavit is made for the purpose of inducing Stewart Title Guaranty Company to issue its policy or policies insuring the title to said property without exception to or providing insurance against, loss or damage on account of any claims of mechanics, materialsmen and laborers, and said affiants do hereby jointly and severally agree to indemnify and hold Stewart Title Guaranty Company harmless of and from any and all loss, cost, damage and expense of every kind, including attorney's fees, which Stewart Title Guaranty Company shall or may suffer or include or become liable for under its said policy or policies directly or indirectly, out of such improvements, repairs or other construction on the property described above or on account of any such mechanics' or materialsmen's lien or liens or claim or claims, or in collection with its enforcement of its rights under this agreement.

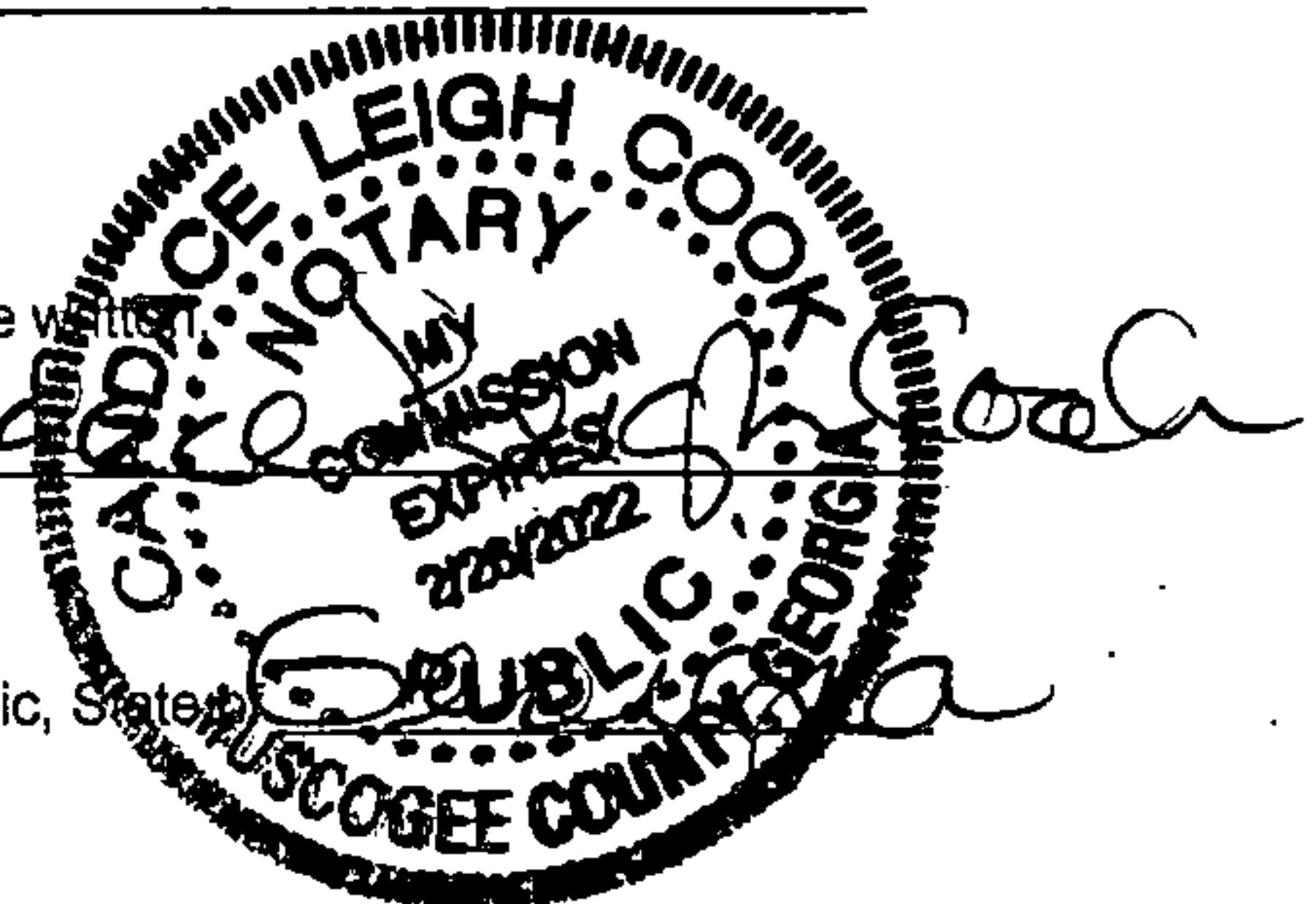

Kimberly D. Orsini
Property Owner

NA
Property Owner


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


Consider It Done, APSC, Inc.
By: Mark Seguin
Its: Owner

Notary Public, State of Georgia



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


Notary Public, State of Georgia

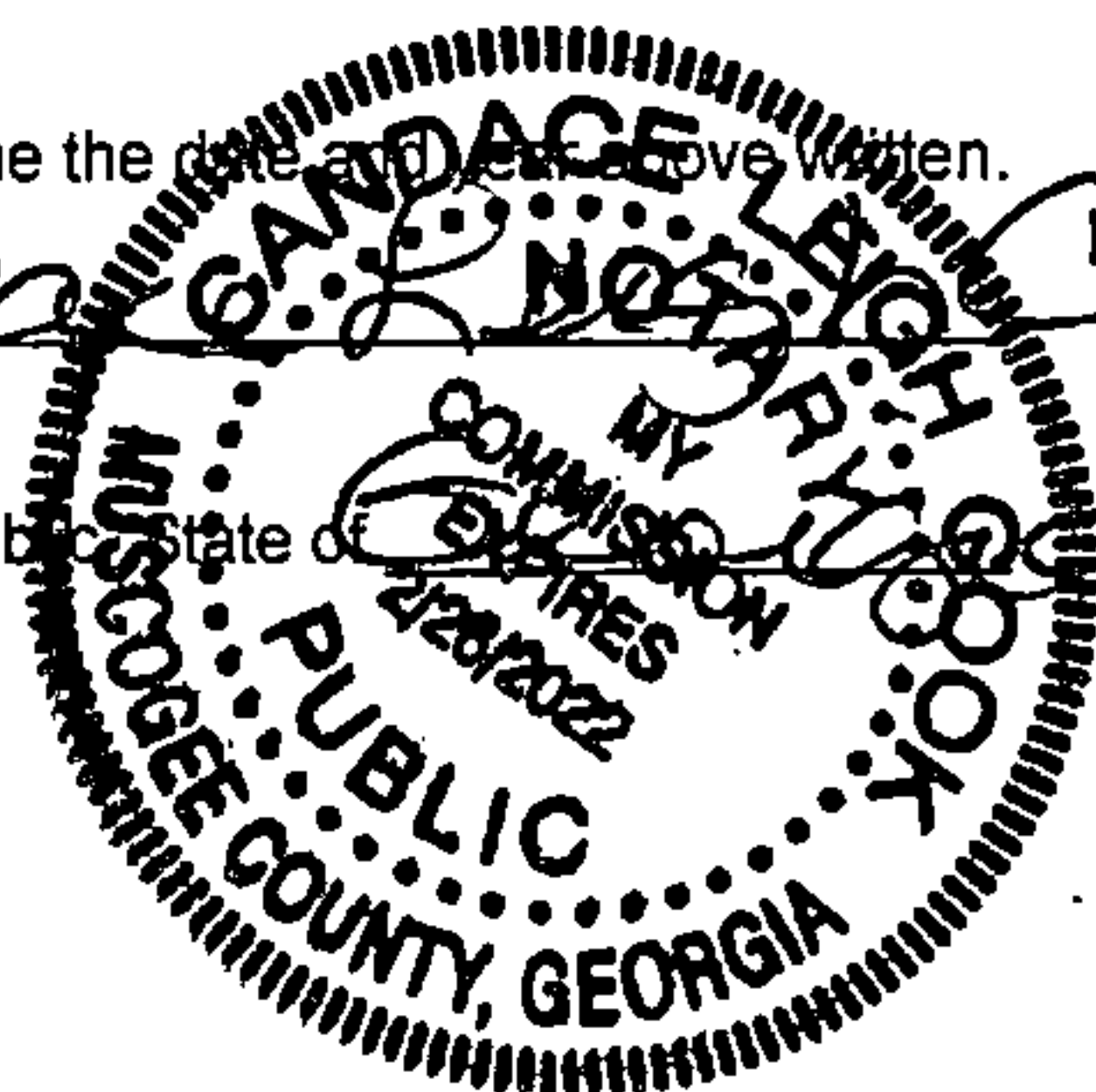


EXHIBIT "A"

Legal description

Parcel I:

- Lot 1 of Orsini Family Subdivision, a plat of which is recorded in Map book 46, Page 9, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel II:

- Lot 3 of Orsini Family Subdivision, a plat of which is recorded in Map book 46, Page 9, in the Office of the Judge of Probate of Shelby County, Alabama.

Also and including a 20 foot wide ingress/egress and utility easement lying 10 feet either side of and parallel to the following described centerline:

Commence at the NE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 85 degrees 19 minutes 14 seconds West a distance of 665.06 feet; thence South 03 degrees 29 minutes 18 seconds West a distance of 125.60 feet; thence South 86 degrees 30 minutes 42 seconds East a distance of 10.00 feet to the beginning of said centerline; thence South 03 degrees 29 minutes 18 seconds west a distance of 1915.33 feet; thence South 86 degrees 30 minutes 42 seconds East a distance of 441.60 feet to the point of ending of said centerline; Said easement situated in Section 22 and 27, all in Township 21 South, Range 1 East, Shelby County, Alabama.



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A handwritten signature in black ink, consisting of a stylized 'S' followed by a large loop and a final vertical stroke.