

20191016000381550
10/16/2019 01:48:47 PM
AFFID 1/3

Prepared by: David Sigler
Please return to: Title Curative
Aldridge | Pite, LLP
Fifteen Piedmont Center
3575 Piedmont Road NE
Suite 500
Atlanta, Georgia 30305
A | P File No. 2191-1567A.001

Clerk, please cross-reference to:
Instrument #: 20030408000211630;
Shelby County, Alabama Records

PROPERTY ADDRESS: 108 Treymoor Drive, Alabaster, AL 35007

AFFIDAVIT AFFECTING TITLE TO REAL PROPERTY

STATE OF ALABAMA
COUNTY OF Shelby

Personally appeared before me the undersigned officer authorized by law to administer oaths in said state and County, voluntarily comes the undersigned Affiant, being informed of the contents and who states under oath as follows:

1.

I, David M. Sigler, am over the age of eighteen years and suffering under no legal disability. I have personal knowledge of the facts contained herein and they are true.

2.

I am an attorney in good standing with the State Bar of Alabama and I represent Carrington Mortgage Services, LLC on behalf of WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST E in connection with a Mortgage executed by Eric J. Johnson and Shelinda Johnson ("Borrower(s)") in favor of Wells Fargo Home Mortgage, Inc., dated March 27, 2003, recorded April 8, 2003 in Instrument #: 20030408000211630, as last assigned to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST E in Instrument #: 20190624000223090 in Shelby County, Alabama Records ("Mortgage"), to secure a Note in the principal amount of \$161,160.00.

3.

The Mortgage encumbered the following property ("Property"):

Lot 500, according to the survey of Weatherly, Tremoore Abbey, Sector 22, as recorded in Map Book 21, Page 59, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and right of ways

4.

In researching the title for this Property, I examined the real property records and the Plat recorded at Map Book 21, Page 59, Shelby County, Alabama records. Page 3 of the above referenced Mortgage references Jefferson County. The correct reference should be Shelby County. Also, the otherwise correct legal description contains a minor scrivener's error in the Subdivision reference of, "Tremoore Abbey". The correct reference should be "Treymoor Abbey".

5.

The complete and accurate legal description of the Property is described as follows:

Lot 500, according to the survey of Weatherly, Treymoor Abbey, Sector 22, as recorded in Map Book 21, Page 59, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and right of ways

6.

This affidavit may be relied upon by attorneys examining the title to the property, by purchaser(s) in purchasing the property, by lender(s) making a loan or loans secured by the property, and by company(ies) in issuing policy(ies) of title insurance to said purchaser(s) and/or lender(s).

FURTHER, THE AFFIANT SAYETH NOT.

Aldridge Pite LLP

David M. Sigler

Attorney for Carrington Mortgage Services, LLC

Date

10/16/19

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David M. Sigler whose name is signed the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day same bears date.

Given under my hand this 16 day of October, 2019.



[Signature]

Notary Public

My Commission Expires: 10-26-19



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/16/2019 01:48:47 PM
\$32.00 CHERRY
20191016000381550

Allen S. Bayl