

THIS INSTRUMENT WAS PREPARED BY:
MIKE T. ATCHISON, ATTORNEY
P. O. BOX 822
COLUMBIANA, AL 35051

STATE OF ALABAMA
SHELBY COUNTY

AFFIDAVIT

Before me, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Henry G. Seibels, III who after being by me first duly sworn, deposes, and says on oath as follows:

My name is Henry G. Seibels, III and I am over the age of 21 years, and a resident citizen of Jefferson County.

Shelby County Abstract & Title Co. Inc informs me there appears to be an outstanding mortgage dated November 6, 1986, from Henry G. Seibels, Jr. to Frances E. Elliott, recorded in Book 99, Page 257, Probate Office of Shelby County, Alabama. Henry G. Seibels, Jr. was my father who is deceased, having died on or about 12/06/2018. To my knowledge this mortgage has been paid in full and my father's estate has not been contacted by Frances E. Elliott or any other financial institution requesting payment on this mortgage.

I do not have any outstanding obligations that I am aware of nor have I received any notice of any suit or judgments having been filed against me.

This affidavit is given for the purpose of inducing Shelby County Abstract & Title Co. Inc and Stewart Title Guaranty Company to insure the property shown on Exhibit "A" attached hereto against any such judgments and liens, which may affect the title to the aforesaid property.

Henry G. Seibels
Henry G. Seibels

STATE OF ALABAMA
COUNTY OF Shelby

Sworn to and subscribed before me by Henry G. Seibels on this 5th day of February, 2020.

Donna Falletta Coates
Notary Public
My Commission Expires: 09.03.2024

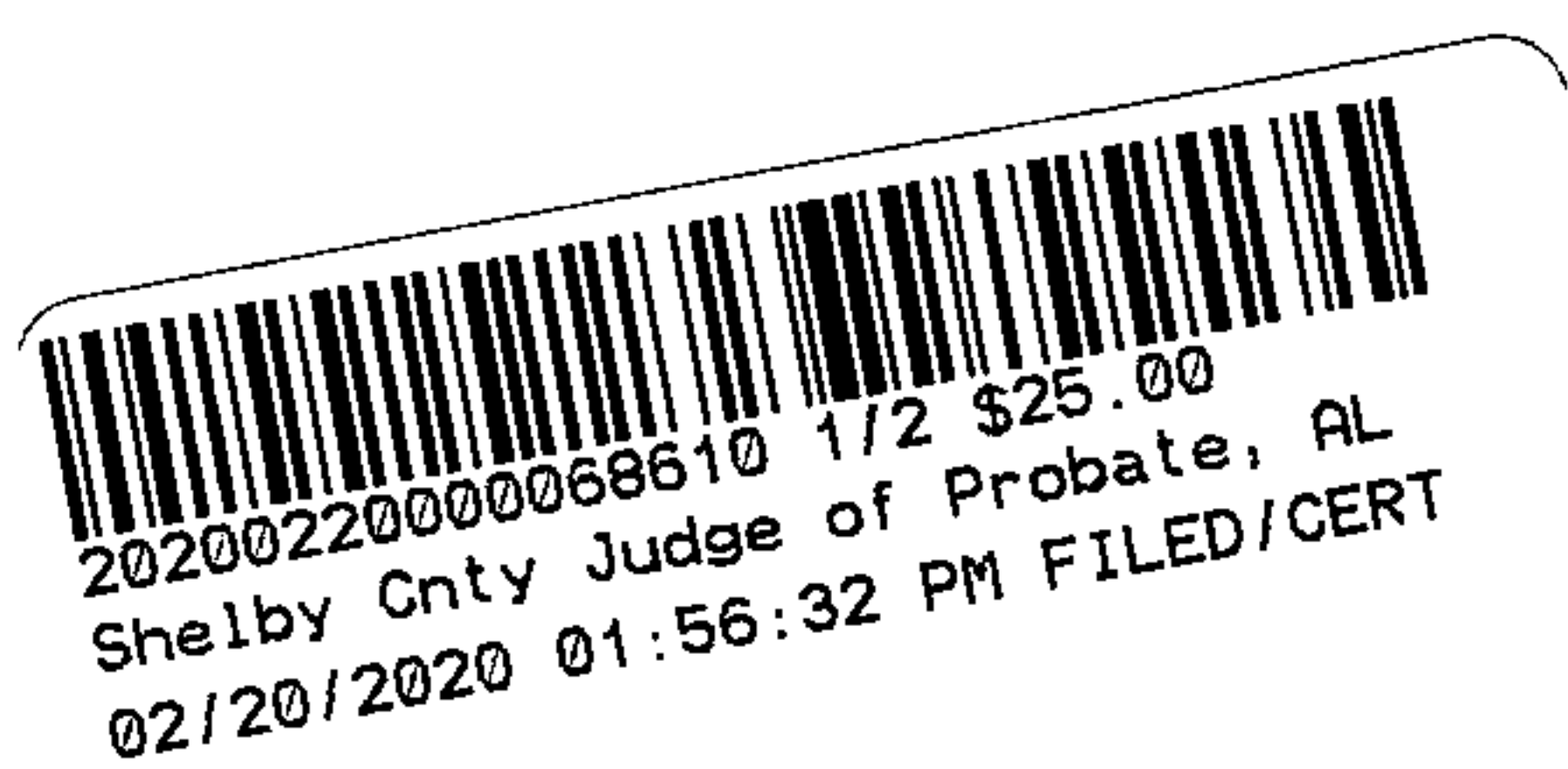
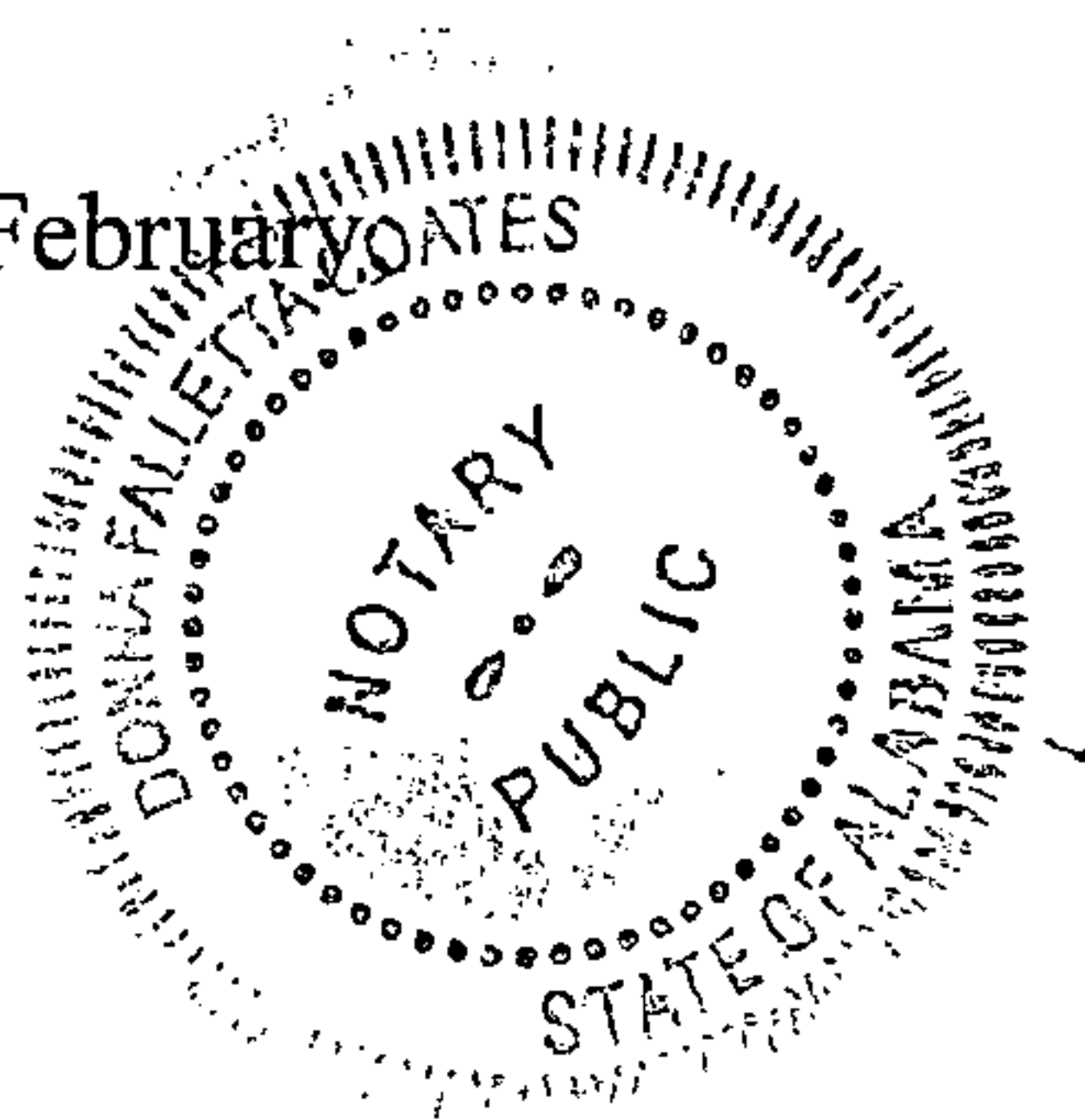


EXHIBIT "A" – LEGAL DESCRIPTION

That part of the South 1/2 of Northeast 1/4 of the Southeast 1/4 and that part of the Southeast 1/4 of Southeast 1/4 of Section 17, and that part of the South 1/2 of Northwest 1/4 of Southwest 1/4 and that part of the Southwest 1/4 of the Southwest 1/4 of Section 16, all in Township 20, Range 1 East, which lies West of the Columbiana-Westover public paved road and North of road leading to Wall Farm being more particularly described as follows:

Commence at an axle at the SW corner of the SE 1/4 of the SE 1/4 of Section 17, Township 20 South, Range 1 East, and run thence North 00 degrees 56 minutes 07 seconds East along the West line of said 1/4-1/4 section a distance of 1231.92 feet to the northerly right of way of Shelby County Highway #109 (80' R/W), said point being a 5/8" capped rebar set (Clinkscates CA-1084-LS and the Point of Beginning of herein described parcel of land; thence continue along last said course a distance of 746.49 feet to a railroad tie at an old fence; thence run North 88 degrees 48 minutes 11 seconds East along a fence a distance of 1315.07 feet to the westerly right of way of Shelby County Hwy. #55 (80' R/W, said point being a 5/8" capped rebar set (Clinkscates CA-1084-LS); thence run along said right of way South 07 degrees 41 minutes 15 seconds East a distance of 988.29 feet to a point on a curve to the left having a radius of 2430.67 feet, a chord bearing of South 11 degrees 30 minutes 34 seconds East and a chord length of 235.03 feet; thence run along the arc of said curve and right of way a distance of 235.13 feet to a 5/8" capped rebar set (Clinkscates CA-1085-LS) on the northerly right of way of Shelby County Hwy. #109; thence run along said right of way North 89 degrees 47 minutes 16 seconds West a distance of 92.95 feet to a point on a curve to the right having a radius of 837.11 feet, a chord bearing of North 78 degrees 58 minutes 26 seconds West, and a chord length of 207.35 feet; thence run along the arc of said curve and right of way a distance of 207.88 feet to a point; thence run North 69 degrees 57 minutes 30 seconds West a distance of 755.15 feet to a point on a curve to the left having a radius of 1943.04 feet, a chord bearing of North 73 degrees 26 minutes 36 seconds West, and a chord length of 276.29 feet; thence run along the arc of said curve and right of way a distance of 276.52 feet to a point; thence run North 76 degrees 04 minutes 53 seconds West along said right of way a distance of 242.47 to the Point of Beginning. Situated in Shelby County, Alabama.

According to the survey of Steven Clinkscates, PLS AL 37248, dated February 3, 2020

