

Prepared By:  
Charles D. Stewart, Jr.  
Executive Real Estate Group. LLC  
4898 Valleydale Road, Ste A-2  
Birmingham, AL 35242

Address of Affiant:  
Christopher D'Esposito  
Amy D'Esposito  
2432 Ashland Drive  
Hoover, AL 35226

### **Mortgage Satisfaction Affidavit**

STATE OF ALABAMA  
COUNTY OF SHELBY

On this 5th day of November, 2020, before me personally known and appeared the undersigned, who being by me duly sworn, on oath did say that they, the Affiants:

We are the owners of the property located at 3529 Cheshire Drive, Birmingham, AL 35242

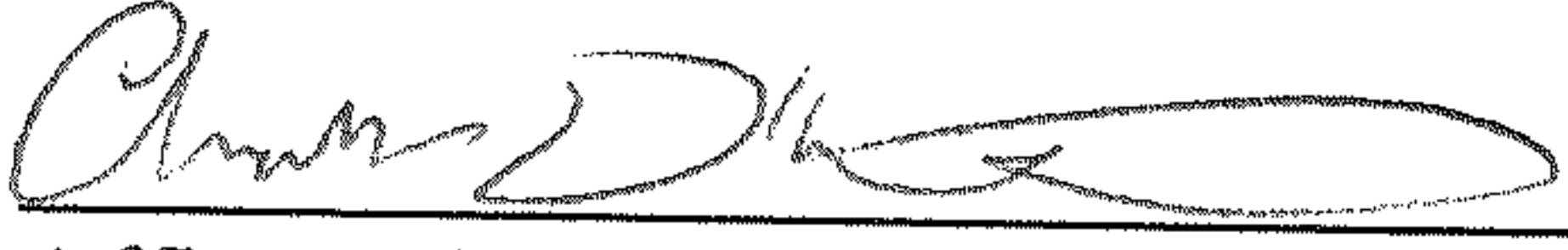
The purpose of this affidavit is to induce The Law Office of Charles D. Stewart Jr., Magic City Title and/or Fidelity National Title to issue a Title policy without exception to the mortgage from Christopher D'Esposito and Amy D'Esposito to MERS Equifirst Corporation in the amount of \$399,000.00, dated 1/21/2005 and recorded 2/1/2005 in Instrument No. 20050201000048720 which does not appear to be released of record.

The undersigned affirm that they refinanced February 21, 2007 with ABN AMRO Mortgage Group and this mortgage to MERS Equifirst Corporation was paid in full at that time.

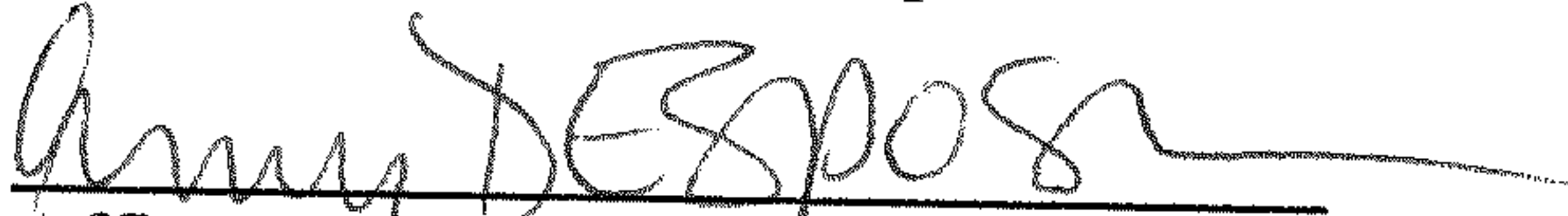
They also affirm that they refinanced once again in 3/19/2012 with Citibank. At the time of this refinance, the title binder provided by Chicago Title ServiceLink Division did not reference the mortgage to MERS Equifirst Corporation and the lender's title policy issued by Fidelity National Title did not show this mortgage.

Equifirst Corporation is no longer in existence nor is the subsequent servicer, Saxon MortgageServices, Inc. When the mortgage was researched with MERS, the MIN status is Inactive.

We, the undersigned, agree to hold harmless the purchasers, as well as Executive Real Estate Group, LLC dba The Law Office of Charles D. Stewart, Jr. Magic City Title, Fidelity National Title, Mark Bishop of ReMax Southern Homes and Steve Buchanan of RealtySouth for any claim regarding the existence of this the unreleased mortgage to MERS Equifirst Corporation.

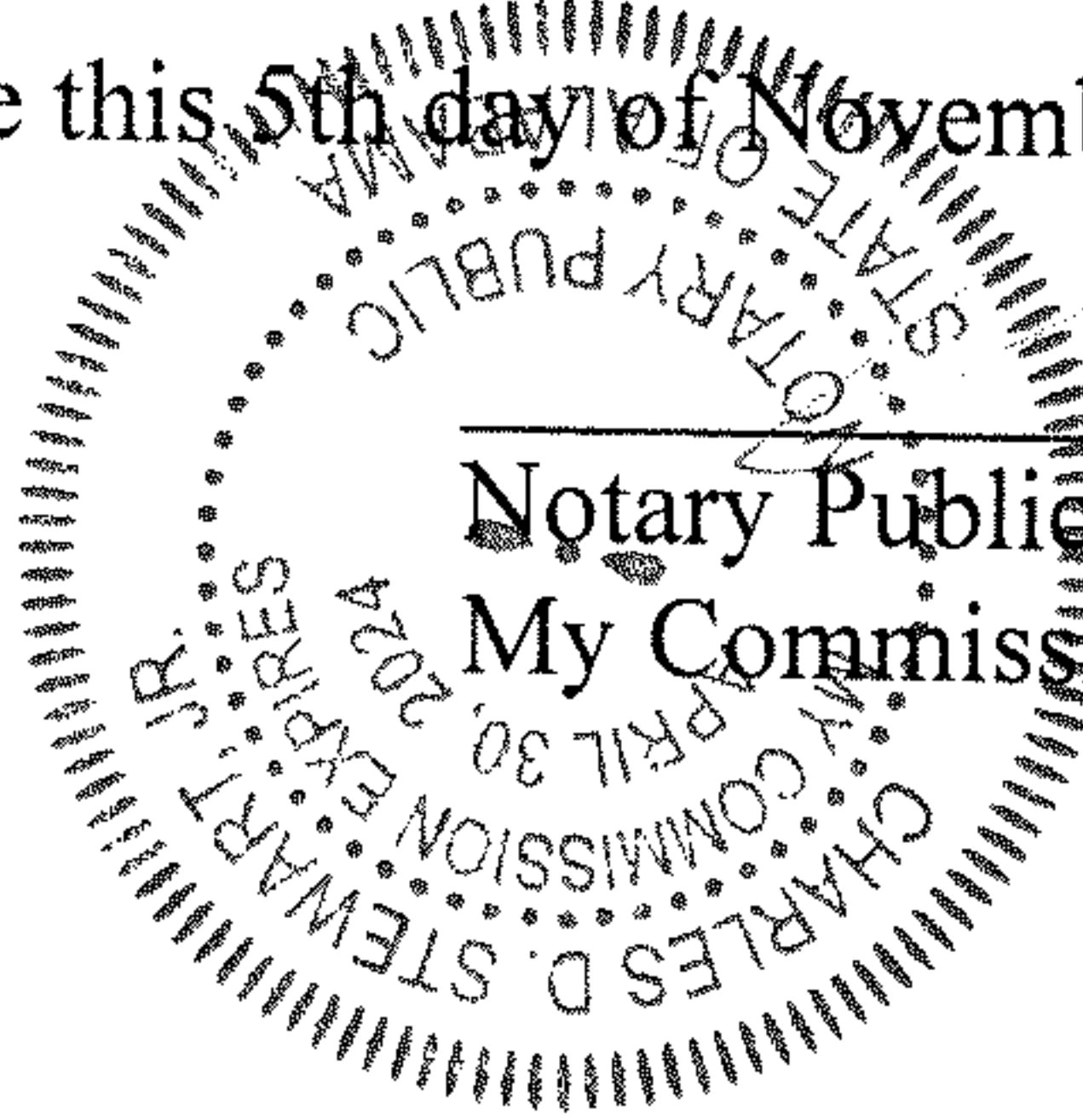
  
\_\_\_\_\_

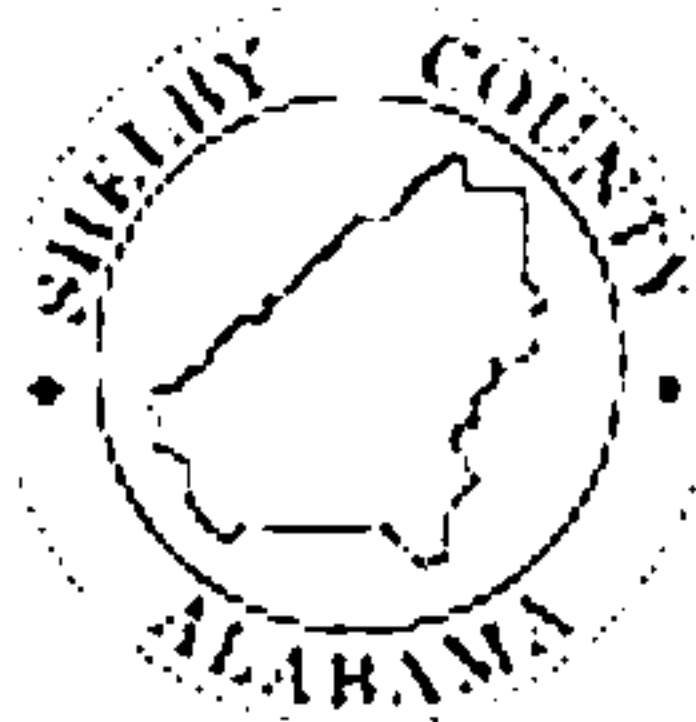
Affiant Christopher D'Esposito

  
\_\_\_\_\_

Affiant Amy D'Esposito

Sworn to and subscribed before me this 5th day of November, 2020.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 4/30/24



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/18/2020 03:32:22 PM  
\$25.00 CHARITY  
20201118000529330

