

AFFIDAVIT AND INDEMNITY AGREEMENT

State of Alabama)
Jefferson County)

Before me, the undersigned, personally appeared Peter J. Berman who, after being duly sworn, deposes and says the following:

My name is Peter J. Berman and I am over the age of twenty-one (21) years and resident citizens of Shelby County, Alabama.

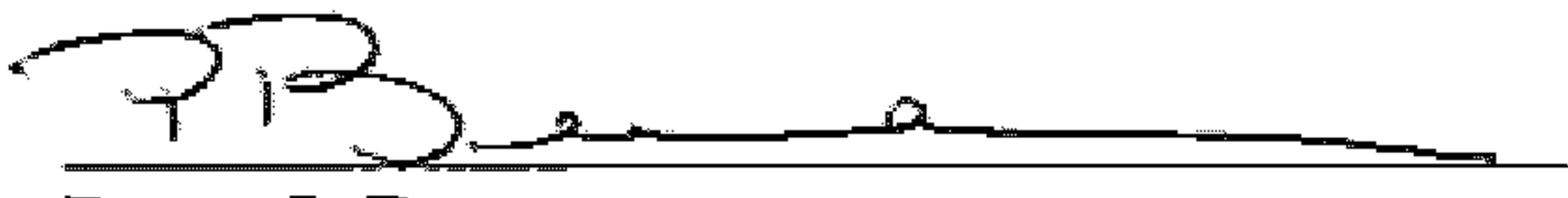
Commonwealth Land Title Insurance Company has heretofore issued a title insurance commitment or binder requiring proof that the mortgage to Southeastern Mortgage of Alabama, LLC dated August 24, 1998 in the original amount of \$200,000.00 and recorded August 27, 1998 in Instrument No. 1998-33574, then transferred and assigned to Hibernia National Bank by Assignment of Mortgage in Instrument No. 1998-33575 in the Office of the Judge of Probate of Shelby County, Alabama has been paid in full on the following described property:

Lot 1029, according to the Survey of Brook Highland, 10th Sector, 2nd Phase, as recorded in Map Book 18, Page 36 A & B, in the Probate Office of Shelby County, Alabama..

Deponent states that the mortgage to Southeastern Mortgage of Alabama, LLC dated August 24, 1998 in the original amount of \$200,000.00 and recorded August 27, 1998 in Instrument No. 1998-33574, then transferred and assigned to Hibernia National Bank by Assignment of Mortgage in Instrument No. 1998-33575 in the Office of the Judge of Probate of Shelby County, Alabama, was paid-in-full on September 30, 2002, when I refinanced my home with Guaranty Residential Lending, Inc. Deponent further states that it has been more than nineteen (19) years since that mortgage was in existence. Since that time, neither Hibernia National Bank or any of its successors and assigns have contacted me about payment. Further, no foreclosure proceedings have been instituted against me regarding payment on said mortgage. The mortgage has been paid in full.

Deponent agrees to indemnify and hold Commonwealth Land Title Insurance Company and David P. Condon, P.C. harmless from any and all claims or liens against the above described property. This affidavit is given for the purpose of inducing Commonwealth Land Title Insurance Company to insure the aforesaid property without exception.

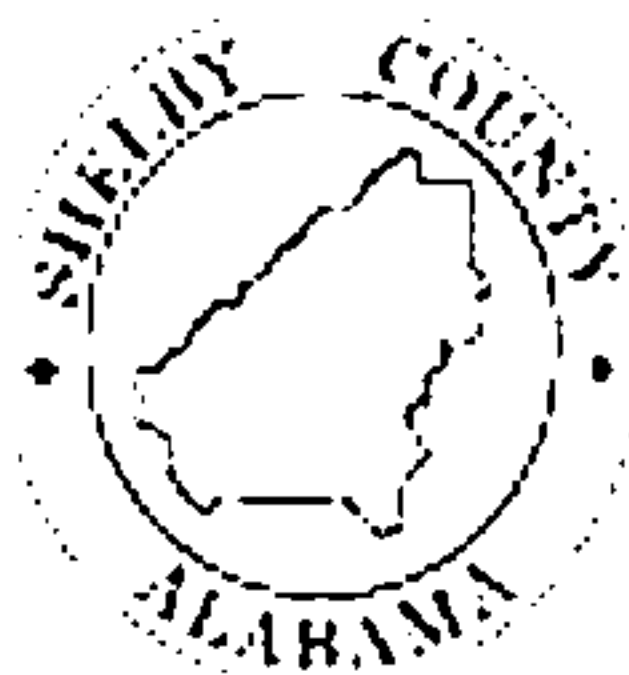
Executed this 31st day of December, 2021.



Peter J. Berman

State of Alabama)
Jefferson County)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peter J. Berman, whose name is signed to the foregoing affidavit and indemnity agreement, and who is known to me, acknowledged before me on this day that, being informed of the contents of said affidavit, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of December, 2021.




Notary Public:
My Commission Expires: 12/20/2025

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/04/2022 09:55:11 AM
\$26.00 JOANN
20220104000001150

Allie S. Bayl