

Prepared By and Return To:
Tonia Hohenstein
Nations Direct Title Agency, LLC
110 Integra Breeze Lane, Suite 1B
Daytona Beach, FL 32117
877.236.2973
AM-CONNER-FORREST

NON-IDENTITY AFFIDAVIT

STATE OF AL
COUNTY OF Shelby

BEFORE ME, the undersigned authority, duly authorized in the State and County/City
aforesaid to take acknowledgements, on this 18 day of November, 2021, personally appeared:

Denise Conner

who, being first duly sworn, depose(s) and say(s):

- * 20181108000396420 C.R.
1. THAT Affiant(s) is/are the present record titleholder(s) of the following described property, as evidenced by that certain Deed recorded in Instrument No. ~~20181108000396420~~ Lot 47, according to the Survey of Kinsale Gardens Homes 2nd Sector, as recorded in Map Book 36, Page 22, in the Probate Office of Shelby County, Alabama.
 2. THAT Affiant's attention has been directed to the following matter(s) of public record in Shelby, AL:
 - a) A judgment dated April 26, 2012 and filed on July 11, 2012 in (instrument) 20120711000247610, of the official property records of Shelby County, Alabama against Denise S. Conner in the amount of \$739,744.95 and in favor of First Commercial Bank, A Div. of Synovus Bank.
 - b) A judgment dated January 29, 2019 and filed on March 28, 2019 in (instrument) 20190328000098320, of the official property records of Shelby County, Alabama against Denise S. Conner in the amount of \$26,303.28 and in favor of Department of the Treasury - Internal Revenue Service.
 - c) A judgment dated October 24, 2020 and filed on October 28, 2020 in (instrument) 20201028000489840, of the official property records of Shelby County, Alabama against Denise S. Conner in the amount of \$25,779.52 and in favor of Department of the Treasury - Internal Revenue Service.
 - d) A judgment dated March 11, 2021 and filed on March 24, 2021 in (instrument) 20210324000148520, of the official property records of Shelby County, Alabama against Denise S. Conner in the amount of \$214,704.11 and in favor of Department of the Treasury - Internal Revenue Service.
 - e) A judgment dated April 20, 2021 and filed on April 26, 2021 in (instrument) 20210426000205760, of the official property records of Shelby County, Alabama against Denise S. Conner in the amount of \$11,003.56 and in favor of Department of the Treasury - Internal Revenue Service
 3. THAT Affiant is not one and the same as the Defendant(s) named in the aforescribed matters of public record.
 4. THAT Affiant's date of birth and Social Security Number differs from the defendant(s) in the aforescribed matters of public record.
 5. THAT Affiant gives this Affidavit for the purpose of inducing CHICAGO TITLE INSURANCE COMPANY to issue its policy or policies insuring the title to said property without exception(s) to claims which possibly could arise regarding those matters described under Item 2 herein, and said Affiant hereby agrees to indemnify and hold CHICAGO TITLE INSURANCE COMPANY harmless of and from any and all loss, cost, damage and expense of every kind, including attorneys' fees, which said CHICAGO TITLE INSURANCE COMPANY shall or may suffer or incur or become liable for under its said policy or policies directly or indirectly, out of or on account of or in connection with its enforcement of its rights under this agreement.

FURTHER THE AFFIANT SAYETH NAUGHT.

Denise Conner (SEAL)
Denise Conner

EXECUTED, SUBSCRIBED, and SWORN TO
before me the day and year above written.

Frankie Sports
Notary Public

Frankie Sports
Notary Public, Alabama State At Large
My Commission Expires October 25, 2023

File AM-CONNER-FORREST



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/05/2022 10:43:11 AM
\$29.00 JOANN
20220105000004800

Allen S. Bayl