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20220527000216400 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
05/27/2022 12:07:22 PM FILED/CERT

AFFIDAVIT AND MEMORANDUM OF REAL ESTATE PURCHASE AGREEMENT

BEFORE ME, the undersigned authority, on this day personally appeared Sherry McCann, who, being first duly sworn, deposes and says that:

A Real Estate Purchase Agreement was entered into on 5/25/2022 by and between Sherry McCann ("Seller") and Central Alabama Buyer LLC ("Buyer") for the real property located at 56 Paradise Circle Shelby AL 35147 of Parcel ID 324180001025000 (see Exhibit A for full legal description).

A copy of the Real Estate Purchase Agreement between Seller and Buyer as well as the Agreement between Buyer and Freedom Property Interests LLC, a Wyoming Limited Liability Company ("FPI"), which provides FPI a contractual interest in the Property, may be obtained by contacting FPI (Address: 1621 Central Ave, Cheyenne, WY 82001; Phone: 307-316-4773; Email: freedompropertyinterests@gmail.com)

In order to satisfy this encumbrance, a Release of Interest must be obtained from FPI.

FURTHER AFFIANT SAYETH NOT.

Signed, sealed and delivered in the presence of:

Sherry Sue McCann
Affiant

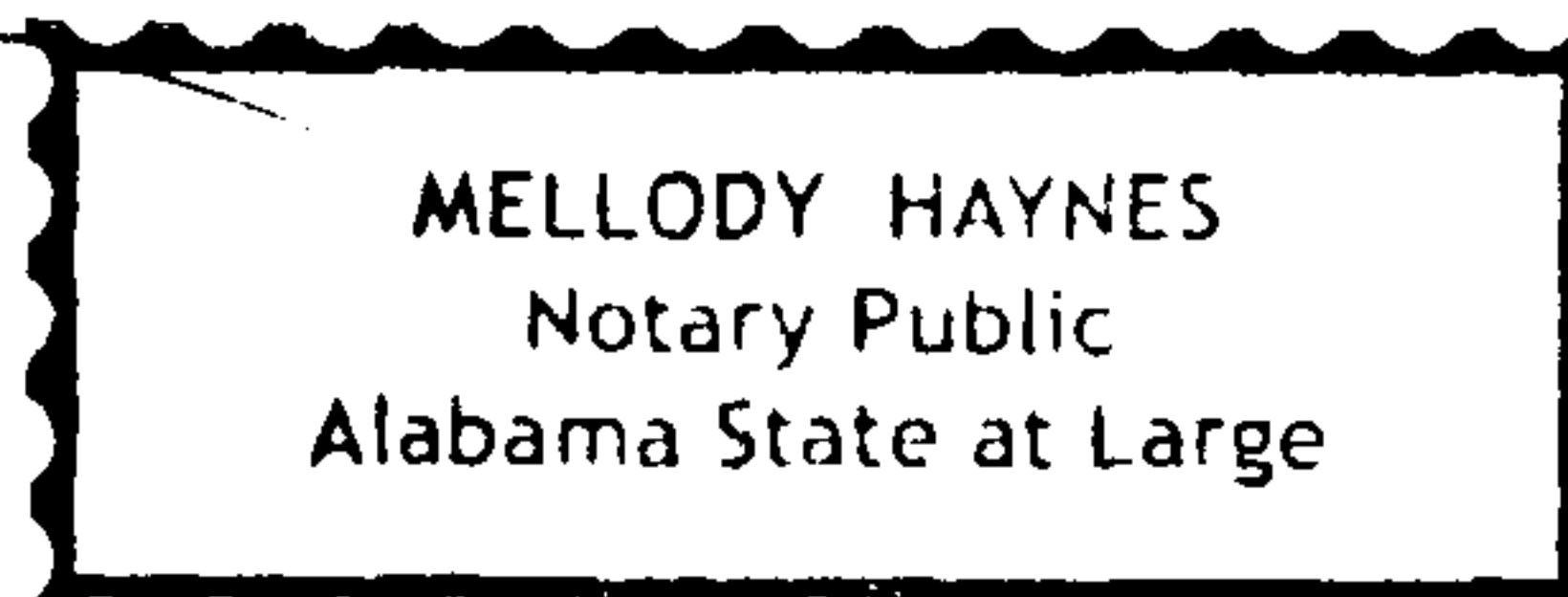
5/25/2022
Date

STATE OF Alabama COUNTY OF Shelby

Sworn to and subscribed before me this 25th day of May, 20 22.

[Signature]
Notary Public


My Commission Expires: March 8, 2023



This instrument was prepared for:
Freedom Property Interests, LLC
1621 Central Ave, Cheyenne, WY 82001
P: (307) 316-4773 E: freedompropertyinterests@gmail.com

EXHIBIT "A"

Full Legal Description of Real Property:


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Begin at the NW corner of the SW 1/4 of NW 1/4, Section 18, Township 24N, Range 16 East for point of beginning; thence run East along the North line of said SW 1/4 of NW 1/4 a distance of 311.98 feet to the centerline of Easement reserved for private road; turn right an angle of 95 deg. 31 min. along said centerline of Easement a distance of 193.75 feet; turn left an angle of 14 deg. 44 min. along said centerline a distance of 19.0 feet; thence run West a distance of 302 feet, more or less, to a point on the West line of said quarter-quarter section which is 213.00 feet South of the point of beginning; thence run North, along the West line of said quarter-quarter section, a distance of 213.00 feet, to the point of beginning, containing 1 1/2 acres, more or less.

Also, a non-exclusive easement of a uniform width of 15 feet along each side of the East line of Lot 7 according to map of "Rice Acres, Sector Two" as recorded in the Probate Office of Shelby County, Alabama, Map Book 5, page 87, and along a uniform width of 15 feet east of and parallel with the east line of the above described property, such easement to provide ingress and egress to and from the above described property and Old House Road, which is a public street in said Rice Acres, Sector Two Subdivision.

Subject to a non-exclusive easement of a uniform width of 15 feet along the West side of the East line of the above described parcel which is conveyed to the grantees herein, said easement to provide ingress and egress to and from other property and said Old House Road.