


AFFIDAVIT

STATE OF ALABAMA }
 }
JEFFERSON COUNTY }

My name is Yolanda James, also previously known as Yolanda D. Jones. I am the owner of that certain real property located in Shelby County, Alabama with Parcel ID **27 4 17 3 001 002.000**.

I was approached by one MARTIN HOIMES, a representative of Woodline Acres, LLC with an offer to purchase said real property. I was given a document to sign that contained an understanding that I would consider selling the property if the Buyer could close by no later than July 18, 2022. This was not an option agreement, but rather an indication of interest. There was never any consideration given to memorialize this understanding. The Buyer never contacted me again to discuss further the terms of our final agreement and now the deadline for consummation of that sale has passed. My attorney at law, William G. Nolan, contacted the Buyer on March 8, 2022, a copy of said letter being attached hereto and incorporated herein by reference.

On 2/24/2022 the Buyer recorded some document purporting to be an Affidavit and Memorandum in Shelby County, Alabama which has become a slander on the title to my real property. I make this Affidavit to counter and to nullify that slander.


YOLANDA JAMES, a/k/a Yolanda D. Jones

General Acknowledgment

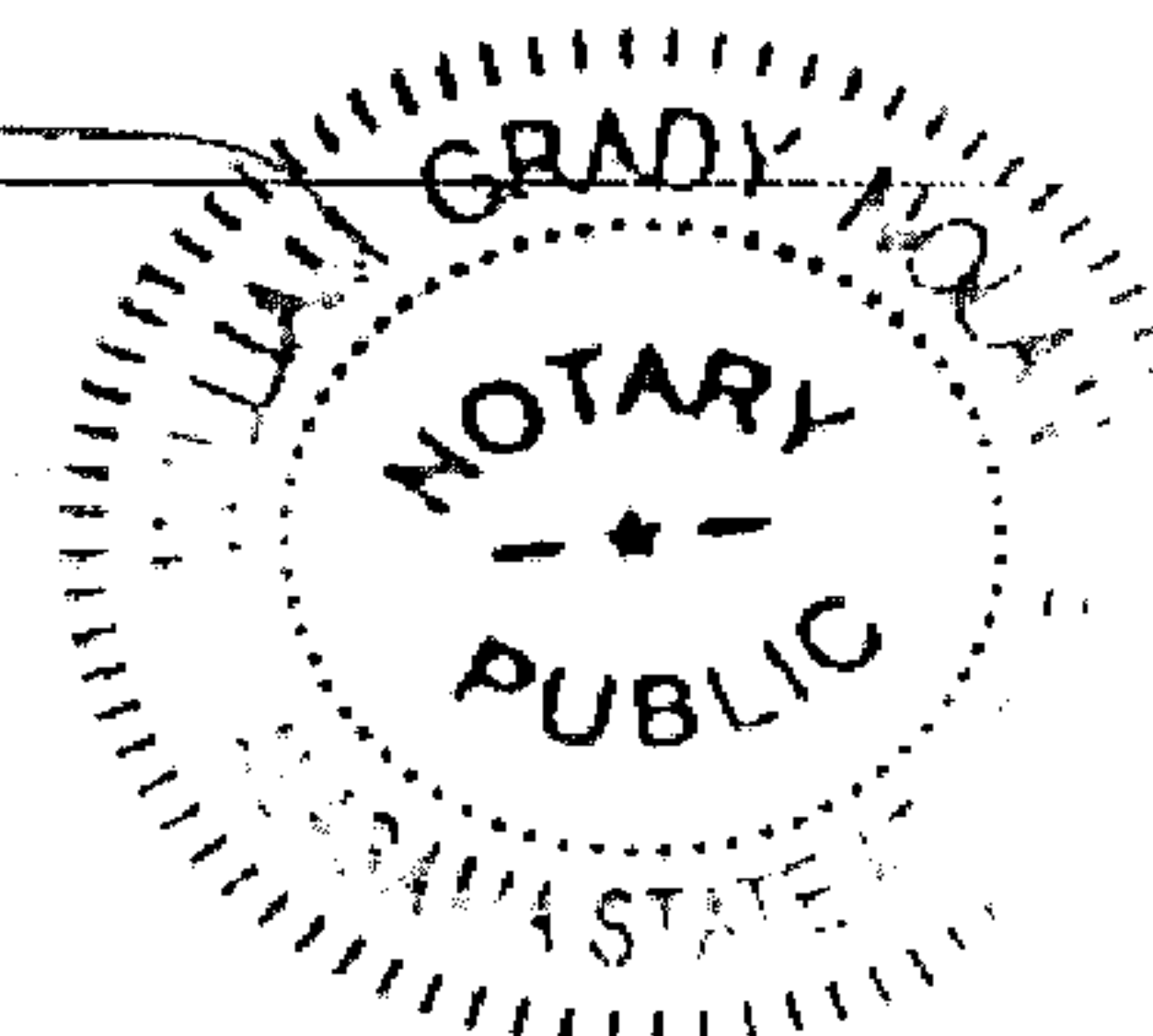
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that YOLANDA JAMES, a/k/a Yolanda D. Jones, whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Affidavit, executed the same voluntarily and truthfully on the day the same bears date.

Given under my hand and official seal, this the 24 day of October, 2022.

My Commission Expires:


Notary Public

WILLIAM GRADY NOLAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JAN. 15, 2025



THE
ALABAMA
ELDER CARE LAW FIRM, LLC

March 8, 2022

Martin Holmes
Woodline Acres, LLC
945 McKinney St. Suite 18982
Houston, TX 77002

RE: *Yolanda James*

Dear Mr. Holmes,

We represent Yolanda James, who met with us today to review the sales agreement you provided her for property she owns in Shelby County, Alabama.

We reviewed the document and asked her some questions about the process she went through when it was signed. In our opinion, the contract is to be construed against the party who provided the contract, in this case, your company. There is a general rule that a court will construe ambiguous contract terms against the drafter of the agreement. But this rule only applies where one contracting party is in a superior bargaining position, usually either as a result of greater experience or the assistance of counsel. In this case, your company is the one with far greater experience than a poor, widowed elderly woman.

For example, the Buyer has the unrestricted right to cancel any time. What this infers is that the Seller has the same right. Either of you have the right to cancel the contract, in other words.

Additionally, if this contract is not completed by July 18, 2022, it becomes null, void and unenforceable. There are no consequences to either party failing to complete the agreement by that time. The agreement simply goes away.

Lastly, there was no consideration given or expressed in the agreement, which as you know, is a requirement of any contract. The lack of consideration renders the agreement void *ab initio*.

In summary, our advice to our client is that she is holding an unenforceable agreement. On her behalf, we ask that you prepare a withdrawal of the Affidavit and Memorandum you recorded on 2/24/2022 in Shelby County Probate Court, reflecting this unenforceable agreement.

Yours truly,



William G. Nolan
Elder Law Attorney

20220224000077930
02/24/2022 09:20:09 AM
AFFID 1/1

After Recording Return To:
Woodline Acres, LLC
Attn: Martin Holmes
945 McKinney St. suite 18982
Houston, Tx 77002



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, Al.
02/24/2022 09:20:09 AM
523.00 JOANN
20220224000077930

Joann S. Boyd

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**AFFIDAVIT AND MEMORANDUM OF
AGREEMENT FOR PURCHASE AND SALE**

STATE OF Alabama COUNTY OF Shelby

BEFORE ME, the undersigned authority, on this day personally appeared the Grantee(s) named below, who being first duly sworn, deposes and says that:

1. A Purchase and Sale Agreement in the real property described as:

Shelby County, Alabama APN: 27-4-17-3-001-002-000

Beginning at the South west corner of the North half of the NE 1/4 of the SW 1/4, Section 17, Township 22 South, Range 3 West and run East across the Montevallo & Dogwood public road a distance of 130 feet, thence North along the East right of way of said road a distance of 315 feet to point of beginning, thence continue North along said right of way a distance of 105 feet, thence East a distance of 420 feet, thence South a distance of 105 feet, thence West a distance of 420 feet to point of beginning, containing one acre more or less.

was entered into by and between the Affiant/Grantee(s): **Martin Holmes, manager of Woodline Acres, LLC (as Buyer), and Grantor(s): Yolanda Jones (as Seller), on the 1st day of February, 2022.**

2. Any interested party may contact: **Martin Holmes, manager of Woodline Acres, LLC** whose mailing address is: **945 McKinney St. Suite 18982 Houston, TX 77002**, and whose telephone number is **713-715-8449**.

3. **ALL PROSPECTIVE PURCHASERS BEWARE;** Affiant has binding Purchase and Sale Agreement in the herein described real property by virtue of a properly executed contract. Affiant is ready, willing and able to close this transaction pursuant to the terms of the contract.

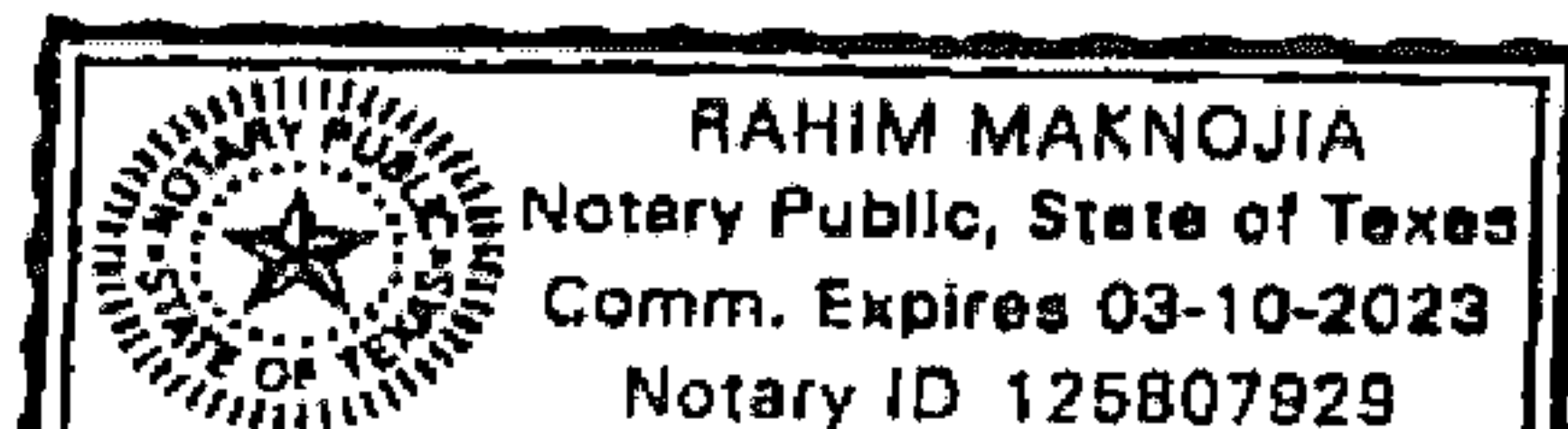
Dated this 22nd day of February, 2022.

FURTHER AFFIANT SAYETH NOT.

AFFIANT, *Martin Holmes*

Sworn to and described before me this 22 day of Feb, 2022.

(Seal)



Chahel Jahan
NOTARY PUBLIC
STATE OF TEXAS



COURTESY TAX NOTICE

10/01/2022



R86381Z

JONES YOLANDA D

MARKET VALUE:	9,490	PARCEL NUMBER	27 4 17 3 001 002.000
ASSD. VALUE	1,900.00	RECEIPT#	86381
HOMESTEAD	0.00	TAX YEAR	2022
CU VALUE	0.00	TOTAL TAX DUE:	\$83.60
MUNICIPALITY	COUNTY		

BEG SW COR N1/2 OF NE1/4 OF SW1/4 E 176(S) ACROSS MONTV RD N ALG RD 315' T
O POB N 105' E 420' S 105' W 420' POB 393(S)

S: 17 T: 22S R: 03W
ACRES: 0.94
DIM: 105 x 420

Alabama Firefighter's Annuity and Benefit Fund. Additional \$2.00 donation. Please mark check box	<input type="checkbox"/>
Alabama Association of Rescue Squads, Inc. Additional \$3.00 donation. Please mark check box	<input type="checkbox"/>
Please include a separate check for each of your donations	

Return top stub with payment

OWNER NAME: JONES YOLANDA D
 PARCEL NUMBER: 27 4 17 3 001 002.000
 RECEIPT#: 86381
 TAX YEAR: 2022
 STORM WATER FEE: \$0.00
 TAX DUE: \$83.60

E-Checks accepted online only. Credit/debit cards are accepted online and in our office. Convenience fees apply for credit card/debit card payments. Acceptable payment methods in our office are check, certified check, money order, credit/debit card, or cash. If mailing payment, submit the top portion to ensure proper credit. To receive a paid receipt, please include a self addressed, stamped envelope.

Make Payment to: DON ARMSTRONG
PROPERTY TAX COMMISSIONER
P.O. BOX 1298
COLUMBIANA, AL 35051



unitedway.shelbyal.com

- Taxes are due 10/01 of this year and are delinquent after 12/31.
- If you have questions regarding your bill, please contact us at (205) 670-6918.
- All Business Personal Property taxes must be paid prior to accepting payment of Real Property
- If your mortgage company pays the taxes, please forward this bill to them as a reminder.
- If this is a business, please call (205) 670-6929.
- If you no longer own this property, please notify us at (205) 670-6918.

HELP FIGHT COVID-19



PTC.SHELBYAL.COM

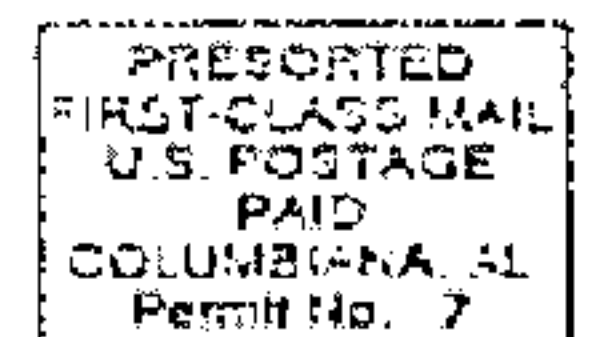
Thank you for your cooperation. We are here to serve you.

Don Armstrong
Property Tax Commissioner



R86381Z

Don Armstrong
Property Tax Commissioner
P.O. Box 1298
Columbiana, AL 35051



Courtesy Tax Notice
IMPORTANT: DO NOT DISCARD
33 : 5 : 34423
86381

JONES YOLANDA D
1713 LEE AVE SW
BIRMINGHAM, AL 35211



35211-2546



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/27/2022 11:44:18 AM
\$31.00 BRITTANI
20221027000404050

Alvin S. Boyd