

Prior Mortgage Affidavit

STATE OF ALABAMA
COUNTY OF Shelby

Before me, the undersigned authority, personally appeared **Mary H Clark** ("Mortgagor") who, after first being duly sworn, deposes and states, with personal knowledge, and under penalty of perjury, the following true statements:

1. I/We are over the age of nineteen (19) years, of sound mind and competent to testify as to the matters stated herein, having personal knowledge of the same.

2. I/We are vested owners of 227 Twin Oaks Way, Chelsea, AL 35043, further described as (the "Property"):

See Attached Exhibit A attached hereto and made a part hereof.

2. An examination of the appropriate public records applicable to the Property has disclosed one mortgage of record described below:

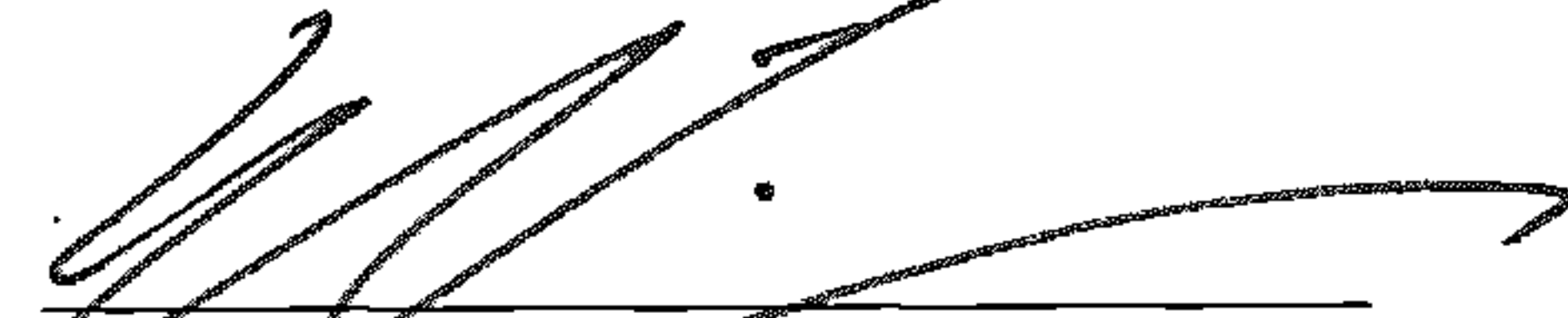
Mortgage from **Mary H Clark** in favor of **Norwest Mortgage**, dated **08/31/1999**, and recorded in the Office of the Judge of Probate of **Shelby County, Alabama**, at **BOOK 1999 PAGE 36746**, securing an initial principal amount of **\$6953.50** ("Mortgage").

3. To my/our knowledge, the Mortgage above has not been amended and has now been paid in full and has no further interest in and to the Property securing the Mortgage.

4. In connection with the contemplated transaction involving the Property, **Stewart Title Guaranty Company** has been requested to issue one or more Title Policies in respect to the Property insuring against loss by reason of the Mortgage.

4. Mortgagors agree(s) to pay, protect, indemnify, hold and save harmless **Stewart Title Guaranty Company** and its agent **South Oak Title Birmingham, LLC**, all Partners, Employees, and Business Associates of **South Oak Title Birmingham, LLC** from and against any and all liabilities, claims of liability, obligations, losses, costs, charges, expenses, causes of action, suits, demands, judgments, and damages of any kind whatsoever, including, but not limited to, reasonable attorney's fees and costs (including appellate fees and costs) incurred or sustained by **Stewart Title Guaranty Company**, its agent **South Oak Title Birmingham, LLC**, as well as all Partners, Employees, and Business Associates of **South Oak Title Birmingham, LLC** and actual attorney's fees awarded against **Stewart Title Guaranty Company**, its agent **South Oak Title Birmingham, LLC**, its Partners, Employees, and Business Associates by reason of, or arising under any Title Policy relating to the Mortgage, or in any other action at law or in equity under any theory of recover (including tort) as a result of the existence of the Mortgage or the issuance of a Title Policy.

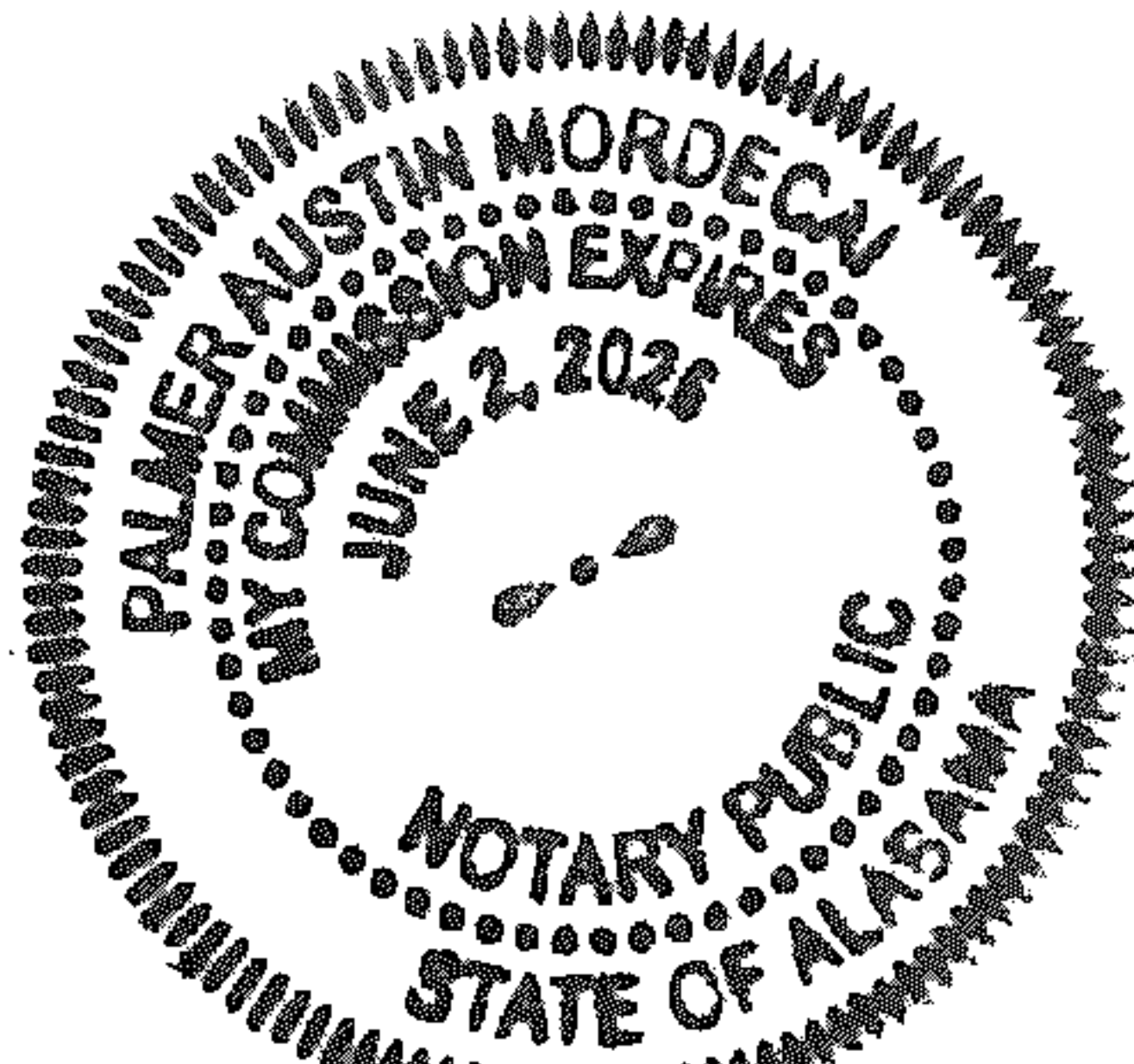
Executed this 28th day of June, 2024.

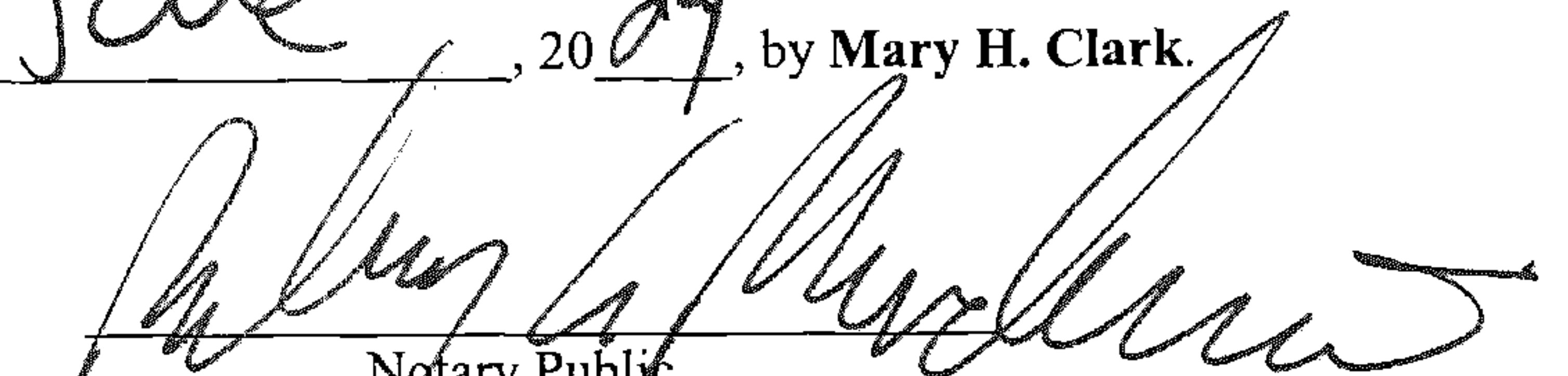

Mary H. Clark

State of Alabama
County of Jefferson

Sworn to and subscribed before me on the 28th day of June, 2024, by **Mary H. Clark.**

(Seal)




Notary Public

THIS INSTRUMENT WAS PREPARED BY:
Robert McNearney
2870 Old Rocky Ridge Road, Suite 160
Birmingham, AL 35243

EXHIBIT A

Property 1:

Lot 7, according to the Survey of Twin Oaks, as recorded in Map Book 22, page 108, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2024 01:23:39 PM
\$28.00 PAYGE
20240702000200320

Allie S. Bayl