

STATE OF ALABAMA)
COUNTY OF SHELBY)

AFFIDAVIT

My name is Brent Hutto as Attorney in Fact for Donna Marie Hutto. I am a resident of Tuscaloosa County, Alabama and Donna Marie Hutto is a resident of Shelby County, Alabama. I am at least (19) nineteen years of age. I hereby make the following statements:

1. Donna Marie Hutto is the owner of that certain real property commonly known as:

2812 Bridlewood Terrace, Helena AL 35080

2. That legal description for said real property is as follows:

Lot 43 according to the Survey of Bridlewood Parc, Sector One, as recorded in Map Book 17, Page 34, in the Probate Office of Shelby County, Alabama Lot.

3. I have handled all business related matters on behalf of Donna Marie Hutto (my mother) for 2 years. I have been made aware that there exists a certain mortgage in favor of Collateral Mortgage Ltd. and against Michael and Gina Azpell, dated 09-30-93 and filed for record 10-06-93 in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 1993-30929 assigned to Countrywide Funding Corporation in Instrument No. 1995-3181 and later assumed by Darin K. Swearingen and Holly Swearingen by Assumption Agreement with Release of Liability dated 03-01-96 and recorded in said probate records in Instrument No. 1996-07139.
4. I nor my mother have not been contacted by anyone in any attempt to collect and/or enforce the above referenced mortgage and/or assumption agreement.

5. I, as Attorney in Fact for Donna Marie Hutto, do hereby agree that she will indemnify and hold harmless Aldridge Pite LLP and Fidelity National Title Insurance Company, along with any the purchaser(s), from any claim arising from this mortgage and/or assumption agreement, or any parties having a claim to this prior satisfied indebtedness.

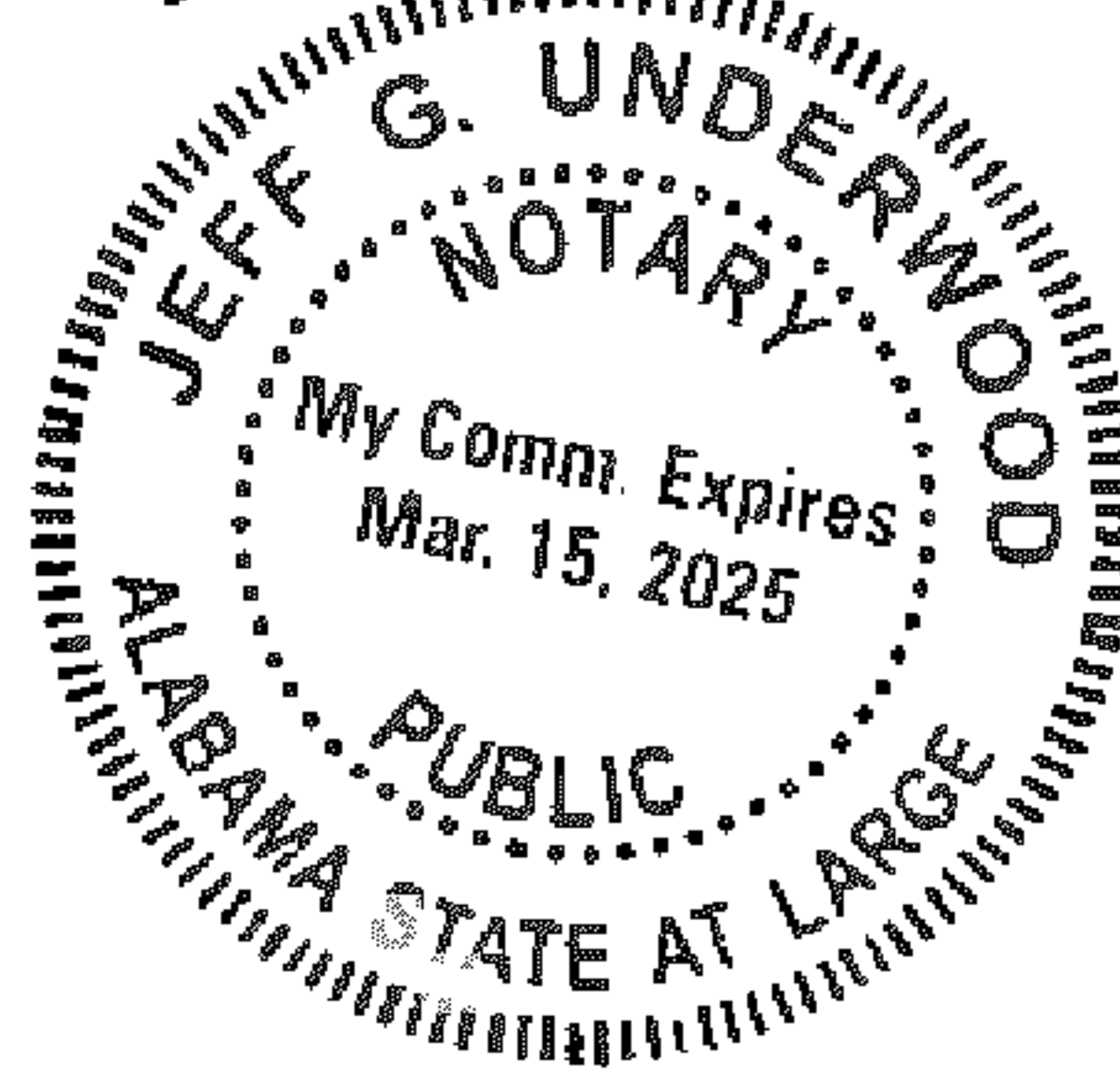
Done this the 18th day of July, 2024.

Donna Marie Hutto by Brent Hutto as Attorney
Donna Marie Hutto by Brent Hutto as Attorney in Fact

STATE OF ALABAMA)
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Brent Hutto as Attorney in Fact for Donna Marie Hutto, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily and with full authority on the day the same bears date.

GIVEN under my hand and official seal this 18th day of July, 2024.



[Signature]
Notary Public
My Commission Expires: 3-15-25

Instrument Prepared BY:
Jeff G. Underwood
Aldridge Pite LLP
One Chase Corporate Center
Suite 400
Hoover, AL 35244



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/23/2024 09:40:46 AM
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20240723000224970

Allen S. Bezel