

Prepared by: KD
Please return to: Title Curative
Aldridge | Pite, LLP
Fifteen Piedmont Center
3525 Piedmont Road NE
Suite 700
Atlanta, Georgia 30305

Clerk, please cross-reference to:
Instrument No. 20160802000272170;
Shelby County, Alabama Records

A/P File No. 1823-658A.001

PROPERTY ADDRESS: 337 Creekside Lane, Pelham, AL 35124

AFFIDAVIT AFFECTING TITLE TO REAL PROPERTY

STATE OF ALABAMA
COUNTY OF Shelby

Personally appeared before me the undersigned officer authorized by law to administer oaths in said state and County, voluntarily comes the undersigned Affiant, being informed of the contents and who states under oath as follows:

1.

I, Jeff G. Underwood, am over the age of eighteen years and suffering under no legal disability. I have personal knowledge of the facts contained herein and they are true.

2.

I am an attorney in good standing with the State Bar of Alabama and I represent CeLink in connection with an Adjustable Rate Home Equity Conversion Mortgage from Ruth A. Yelton, Unmarried ("Borrower") to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for American Advisors Group, its successors and assigns, recorded at Instrument No. 20160802000272170, Shelby County, Alabama Records ("Mortgage"), as last assigned to Carrington Mortgage Services, LLC, recorded at Instrument No. 20240719000221720, Shelby County, Alabama records, to secure a Note in the principal amount of \$285,000.00.

3.

In researching the title for this Property, I examined the real property records in Shelby County, Alabama records. The legal description of the Mortgage contains the following typo: *COMON AREAS*. The correct is: **COMMON AREAS**. In addition, said legal description states the non-exclusive Easement to use the common areas is filed for record: *AS INSTRUMENT NO. 2050425000196100*. The correct is: **AT INSTRUMENT NO. 20050425000196100**.

4.

The complete and accurate legal description of the Property is described as follows:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

LOT 154, ACCORDING TO THE FINAL PLAT OF HOLLAND LAKES, SECTOR 2 PHASE 2 AS RECORDED IN MAP BOOK 36 PAGE 55 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (THE PROPERTY).

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN HOLLAND LAKES DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS EXECUTED BY THE GRANTOR AND FILED FOR RECORD AT INSTRUMENT NO. 20050425000196100 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (THE "DECLARATION").

5.

This affidavit may be relied upon by attorneys examining the title to the property, by purchaser(s) in purchasing the property, by lender(s) making a loan or loans secured by the property, and by company(ies) in issuing policy(ies) of title insurance to said purchaser(s) and/or lender(s).

FURTHER, THE AFFIANT SAYETH NOT.

Aldridge | Pite, LLP

Jeff G. Underwood
Attorney for CeLink

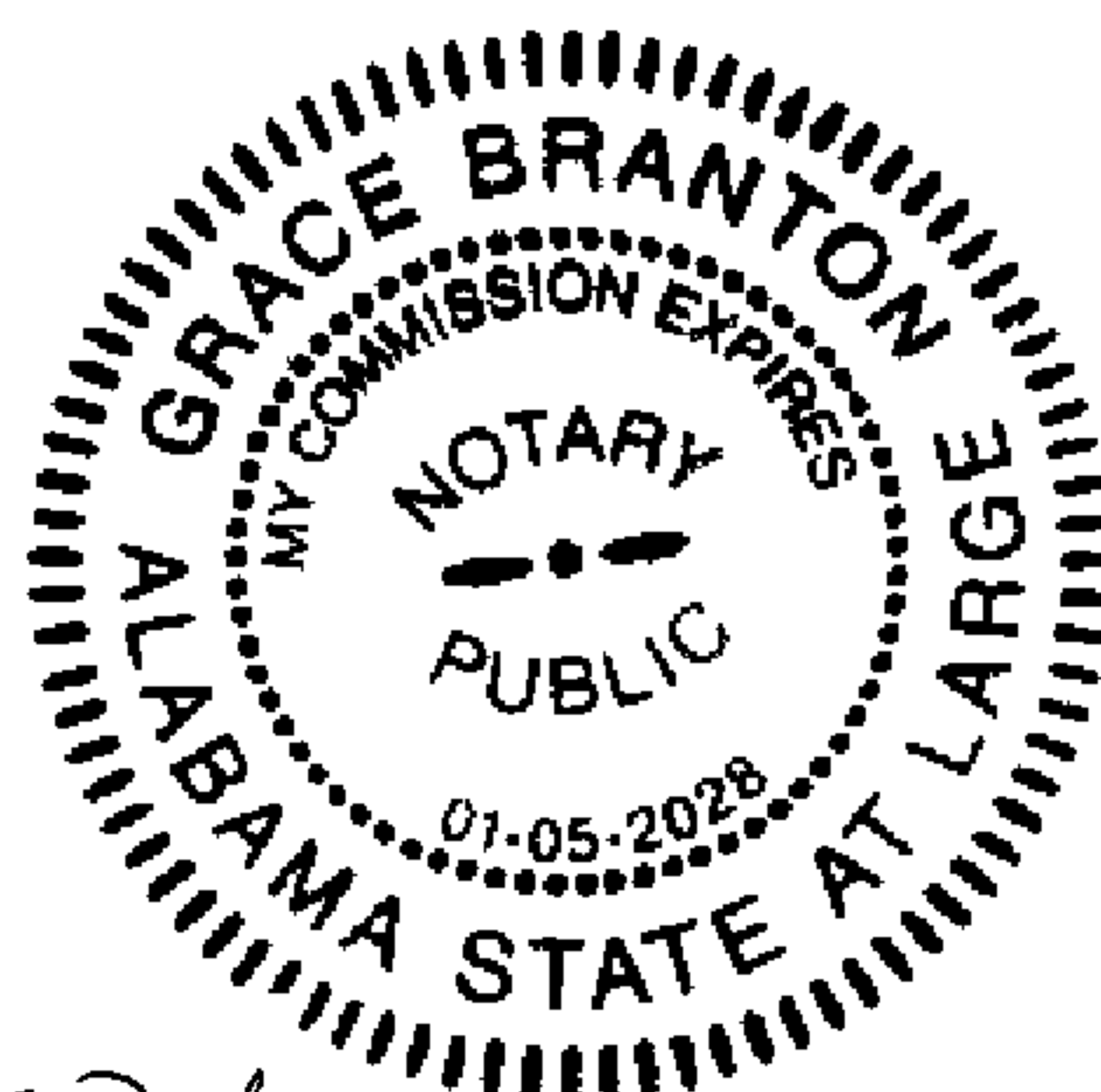
9/3/24
Date

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff G. Underwood whose name is signed the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day same bears date.

Given under my hand this 3rd day of September, 2024.

Grace Branton

Notary Public
My Commission Expires:



Alexis S. Bayl



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/03/2024 02:08:20 PM
\$29.00 BRITTANI
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