

AFFIDAVIT OF CONTINUOUS MARRIAGE

STATE OF ALABAMA}
SHELBY COUNTY}

The undersigned, Mark L. Mullens, being first duly sworn, on oath deposes and states the following:

I, the undersigned, Mark L. Mullens, am a son of Nancy Carolyn Ashcraft Mullens and Larry L. Mullens. Nancy Carolyn Ashcraft Mullens a/k/a Nancy C. Mullens and Larry L. Mullens were married to each other and were the grantees in that certain warranty deed recorded in Instrument 20080926000382290, in the Probate Office of Shelby County, Alabama. Larry L. Mullens and Nancy Carolyn Ashcraft Mullens were husband and wife, at the time of death of Larry L. Mullens. Larry L. Mullens died on or about the 25th day of July, 2023. Nancy Carolyn Ashcraft Mullens was the surviving grantee in that certain deed recorded in Deed Instrument 20080926000382290; Nancy Carolyn Ashcraft Mullen died on or about August 24, 2024.

That the undersigned, Mark L. Mullens, knows of his own knowledge and belief that Larry L. Mullens and Nancy Carolyn Ashcraft Mullens, were husband and wife, at the time of death of Larry L. Mullens. There were no decrees of divorce or annulment issued during their marriage.

This affidavit is given to induce Title Resources Guaranty Company (hereinafter "Title Insurer") and Canopy Title, LLC to (hereinafter referred to as "its agent") issue its title insurance policy or policies without exception to the marital status of the joint grantees in the aforementioned deed, and as an inducement therefore, said affiant agrees to indemnify and hold the aforementioned Title Insurer and/or its agent harmless of and from any and all loss, cost, damage and expense of every kind, including Attorney's fees, which said aforementioned Title Insurer and/or its agent shall or may suffer or incur or become liable for under its said policy or policies now to be issued or any reissue, renewal or extension thereof, directly or indirectly, as a result of any misrepresentation herewith.

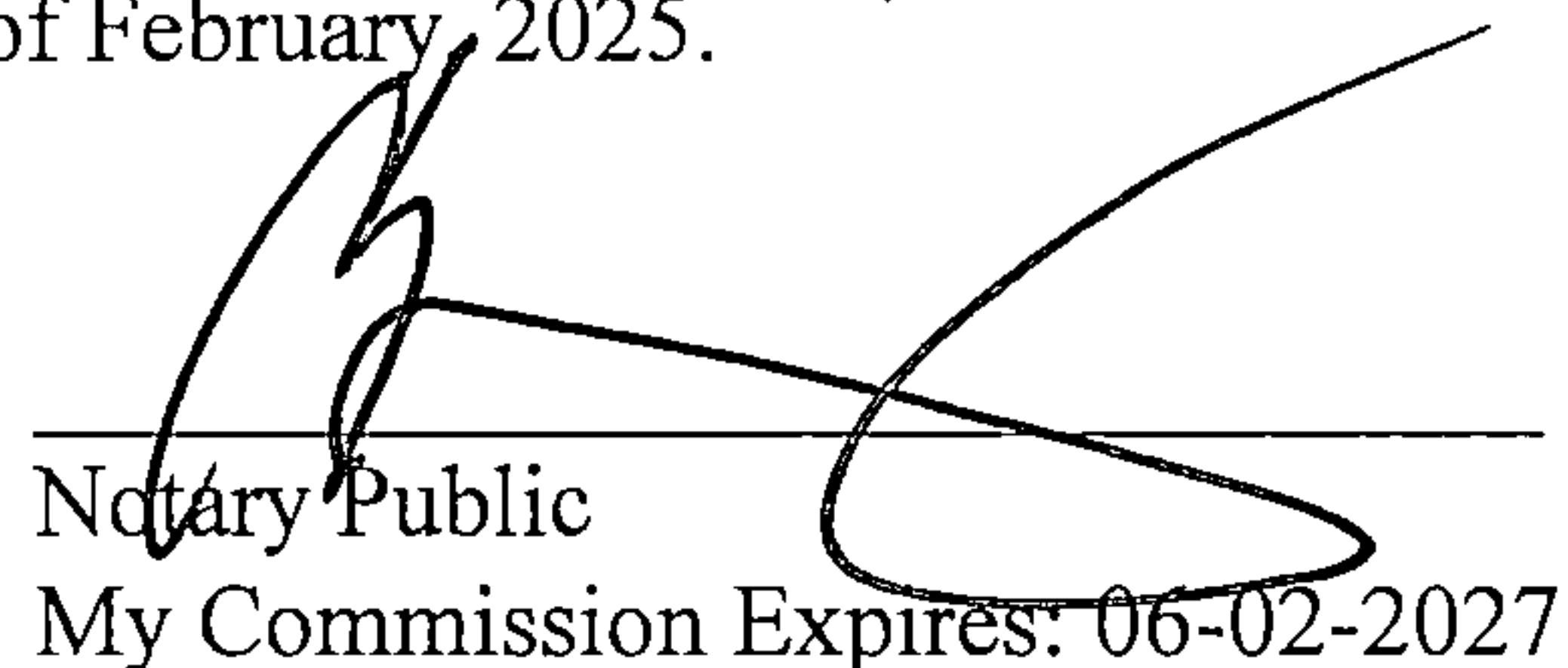
Dated this 5th day of February, 2025.


Mark L. Mullens

State of Alabama }
Jefferson County }

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Mark L. Mullens, 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 on the day the same bears date.

Given under my hand and official seal this 5th day of February, 2025.


Notary Public
My Commission Expires: 06-02-2027

This instrument prepared by:
Clayton T. Sweeney
Attorney At Law
2700 Highway 280 East Suite 160
Birmingham, AL 35223

