

STATE OF ALABAMA)
COUNTY OF SHELBY)

AFFIDAVIT

My name is John Gabriel Long and I am the authorized signatory for Bama Capital LLC. We are purchasing property located in Shelby County, Alabama, and I am at least nineteen years of age. I hereby make the following statements:

1. Bama Capital LLC is the owners of that certain real property commonly known as:

1130 Highland Street, Montevallo AL 35115

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

Lot 2, in Block I, according to Lyman's Addition to the Town of Montevallo, Alabama, as shown by Map of Said Lyman's Addition on record in the Probate Office of Shelby County, Alabama in Map Book 3 Page 27.

3. That we have been made aware that there exists a certain mortgage in favor of Amsouth Bank nka Regions Bank, and against Fred J. Miller and Corinne Miller, dated 03/27/2002 and filed for record 04/08/2002 in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument #2002-16292.
4. We have not been contacted by anyone in any attempt to collect and/or enforce the above referenced mortgage.
5. We do hereby agree to indemnify and hold harmless Rufus Lawhorn, and Fidelity National Title Insurance Company, along with any future purchaser, from any claim arising from this mortgage, or any parties having a claim to this prior satisfied indebtedness.

Done this the 26th day of August, 2025.

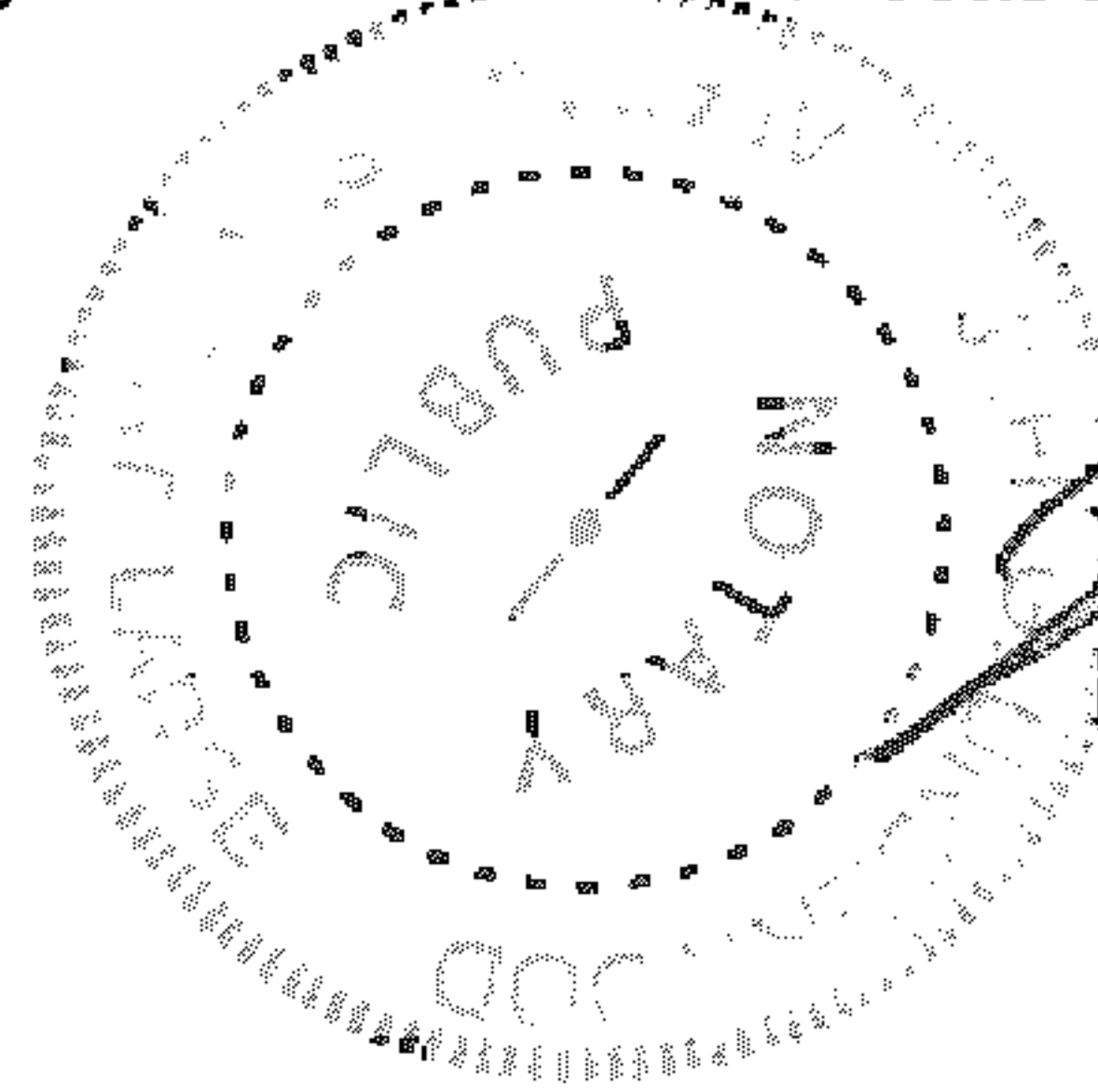


John Gabriel Long as Authorized Signatory for
Bama Capital LLC

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Jeff G. Underwood, the undersigned Notary Public in and for said County and State, hereby certify that John Gabriel Long as Authorized Signatory of Bama Capital LLC, whose names are 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 26th day of August, 2025.



Notary Public
My Commission Expires: 3-15-29

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/28/2025 11:10:09 AM
\$27.00 BRITTANI
20250828000264080

Alvin S. Bayl