



MAGIC CITY TITLE



3535 Grandview Parkway, Suite 550
Birmingham, Alabama 35243

Telephone: 205-326-0250
Fax: 205-326-0251
www.magiccitytitle.com

INVOICE

To: **Hornsby & Hornsby, Attorneys at Law**
2010 Old Springville Road
Suite 100
Birmingham, AL 35215
Attn: Bobby Hornsby

Date: October 15, 2021

CASE NUMBER 241288

OWNERS INSURANCE AMOUNT: \$

MORTGAGEE INSURANCE AMOUNT: \$

Owners Policy: \$
Loan Policy: \$
Search/Exam: \$
Closing Protection Letter: \$
Other: \$

TOTAL DUE: TBD

CLOSING DISCLOSURE: Owners N/A
Loan N/A

REISSUE ALLOWANCE: No

UNDERWRITER: Old Republic National Title Insurance Company

LEGAL: Legal located in Jefferson County

STREET ADDRESS: 6534 Mountain Ridge Rd., Trussville, AL 35173

OWNER: Mary Beard Foster and Ricky L. Foster, (Joint Survivorship) (Parcel I)
Mary Beard Foster and Ricky L. Foster, (Easement Rights) (Parcel II)

PURCHASER: Any Purchaser

CLOSING AGENT: Hornsby & Hornsby, Attorneys at Law

PLEASE RETURN A COPY OF THE INVOICE WITH REMITTANCE



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

**COMMITMENT
SCHEDULE A**

File No. **241288**

1. Effective date: **October 14, 2021 at 8:00 a.m.**

2. Policy or Policies to be issued: Amount of Policy

(a) ALTA Owner's Policy (6-17-06) \$TBD

Proposed Insured:

Any Purchaser

(b) \$

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is **Fee Simple**.

4. Title to said estate or interest in said land is at the effective date hereof vested in:

Mary Beard Foster, Ricky L. Foster, (Joint Survivorship) (Parcel I)
Mary Beard Foster, and Ricky L. Foster, (Easement Rights) (Parcel II)

5. The land referred to in this commitment is situated in the County of Jefferson, State of Alabama, and is described as follows:

SEE CONTINUATION OF SCHEDULE A FOR LEGAL DESCRIPTION

Countersigned:
Magic City Title, Inc.
3535 Grandview Parkway, Suite 550
Birmingham, Alabama 35243
License No: 0188020

By: *mmcDall* License No: *0188020*
Authorized Officer or Agent

TSJ





OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

COMMITMENT SCHEDULE A continued

File No. 241288

LEGAL DESCRIPTION

Parcel I

The west half of the Southwest $\frac{1}{4}$ of Section 36, Township 16 South, Range 1 West, less and except that portion lying within Railroad and Gas Corporation right of ways, situated in Jefferson County, Alabama.

LESS AND EXCEPT: All that part of the West One-half of the Southwest Quarter of Section 36, Township 16 South, Range 1 West, lying South of the right of way of CSX Railroad.

Parcel II

An easement for the purpose of ingress, egress, and utilities, being more particularly described as follows:

Commence at a 3 inch capped pipe at the Southeast Corner of the Southeast quarter of the Northwest Quarter of Section 36, Township 16 South, Range 1 West, Jefferson County, Alabama; thence run westerly along the South line of said quarter-quarter section, a distance of 1025.44 to a capped rebar and the point of beginning of a 40 foot wide easement, being North of and adjacent to the following described line; thence turn left 00 degrees 43 minutes 26 seconds and continue westerly a distance of 350 feet to the point of ending of said described line and easement.



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B – SECTION 1 REQUIREMENTS

File No. 241288

The following are the requirements to be complied with:

- a. Payment to, or for the account of, the sellers or mortgagors of the full consideration for the estate or interest to be insured.
- b. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
- c. Furnish satisfactory evidence that there are no outstanding mechanics' or materialmen's liens against the property. (Attorney should examine parties carefully and attach owners' and contractors' affidavits where there has been construction during the statutory period for liens.)
- d. Secure and return executed Notice to Borrowers and Waiver/Request for Owner's Title Insurance Protection.
- e. Attorney should determine that subject property has access to and fronts on a public thoroughfare. (If subject property does not have access and front on a public thoroughfare, the company should be notified in writing prior to closing.)
1. **Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records:**

2. **THIS COMMITMENT IS ISSUED, AT YOUR REQUEST, FOR INFORMATIONAL PURPOSES ONLY AND IT IS UNDERSTOOD THERE WILL BE NO TITLE INSURANCE POLICY ISSUED HEREUNDER. THE INFORMATION PROVIDED IN THIS REPORT IS NOT TO BE CONSIDERED A GUARANTY OF TITLE AND ANY LIABILITY ASSUMED HEREIN IS LIMITED TO THE COST OF THIS REPORT.**

NOTE: Please be advised that our search did not disclose any open mortgages of record. If you should have knowledge of any outstanding obligation, please contact Magic City Title immediately for further review prior to closing.

3. **Satisfactory proof that all assessments for Fire District dues have been paid, if any, or that subject property does not lie within a constituted Fire District. Otherwise, exception will be made on Final Policy for any delinquent Fire District assessments.**
4. **ALL PAPERS ARE TO BE FILED FOR RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA, BIRMINGHAM DIVISION.**
5. **2021 Taxes are due and payable in the amount of \$215.43 under:**

Parcel No. 12-00-36-3-000-003.000

The above tax information is provided for informational purposes only. Tax information has been based on the present assessment rolls, but is subject to any changes or future adjustments that may be made by the Tax Assessor or by the County's Board of Equalization. No liability is assumed for the accuracy of the amount of taxes paid or for any changes imposed by said county authority.



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B – SECTION 1 REQUIREMENTS continued

File No. 241288

NOTE: FOR INFORMATION ONLY

Alabama Code Section 40-18-86 requires the purchaser to withhold a percentage of the proceeds from the sale or transfer of real estate by non residents of the State of Alabama. The purchaser should determine if the seller is a non resident of Alabama within the meaning of Code Section 40-18-86 and if the transaction is subject to the withholding requirement.

NOTE: If this is a residential transaction, please provide the purchaser a copy of the Old Republic National Title Insurance Company Privacy Policy at closing and certify to us that this has been done.



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B – SECTION 2 EXCEPTIONS

File No. 241288

Schedule B of the policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. General and special taxes for the current and subsequent years.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Land.
4. Any lien, or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
6. Easements or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the Public Records.
7. Rights or claims of parties in possession not shown by Public Records.
8. **Taxes for the year 2022 and subsequent years.**
9. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.**
10. **Right of way in favor of Birmingham Railway, light and Power Company in Volume 1269, Page 341.**
11. **Right of way in favor of Southern Natural Gas Corporation in Volume 2176, Page 397, Volume 3934, Page 227, and Volume 4990, Page 590.**
12. **Right-of-way granted to Alabama Power Company recorded in Volume 4248, Page 160.**
13. **Less and except any portion of subject property lying within the boundary of any roadway.**