



# YOUNG, WOLLSTEIN, JACKSON & WHITTINGTON, LLC

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October 31, 2018 at 8:00 A.M.

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Target Auction  
Attn: Mr. Chase Harris  
216 South 4<sup>th</sup> Street, Suite A  
Gadsden, Al. 35901

Re: Our File Number: 00033207JEW  
Borrowers' Names: Billy L. Hancock and Madelle B. Hancock  
Property Address: 2012, 2008 and 2004 Noble Street, Anniston, AL 36201

Dear Closing Department:

## **PLEASE READ CAREFULLY**

Per your request we have examined the alphabetical indices of the real property conveyances, judgments, lis pendens, mechanics liens and tax records in the Probate Office of Calhoun County, Alabama, all with reference to the property described below.

“See Attached Exhibit “A”

Our examination of the title to said property has been based upon a search of the records or abstract examination for at least thirty (30) years, and is subject to any possible rights, restrictions or easements granted, reserved or recorded prior to the beginning date of our search. Any information concerning municipal assessments has been provided to us orally by the municipality involved and has not been otherwise verified; furthermore, we have neither made inquiry into nor received reliable information relating to past or present uses of said property. Concerning any mortgage which may be listed as an exception below, unless otherwise indicated we have made no examination to determine whether any such mortgage may have been assigned by the original mortgagee.

The law charges you with notice of anything that a physical inspection and/or an up-to-date, accurate survey of the property would reveal, such as encroachments, recent improvements giving rise to liens, rights of parties in possession, utility easements, right-of-ways, assess, etc. In addition, we do not certify as to any matters which are not disclosed by public records in said Probate Office or which are not disclosed in any abstract relied upon such as underground sewer lines, gas lines, water pipes, etc.; therefore, we advise that you both visit said property to ascertain such facts and conduct an independent

investigation relative to such matters. A lender is responsible for complying with Truth-In-Lending laws and other consumer protection laws, including rights of rescission, when applicable. Further, we not only suggest that a determination be made by you as to applicable municipal zoning ordinances if this is significant to you, but we also advise that you make appropriate inquiries as to any past or present uses of said property which might result in imposition of an environmental lien or other liability arising under local, state or federal laws.

Basing our opinion solely upon the matters and facts shown from our examination of the aforesaid records or abstract, and assuming both that all entries therein were correctly made and that all information contained therein was correct, we are of the opinion that

**Billy L. Hancock and Madelle B. Hancock**

has and/or have good record title to said property, free from mortgages, liens and encumbrances, subject to the above-mentioned and following exceptions:

**A. STANDARD EXCEPTIONS:**

1. Any zoning laws or the lack of such laws if this is significant to you.
2. Any utility or other easements, restrictions, right-of-ways, etc., evidenced by and/or reserved as shown on a recorded plat.
3. Any easements, restrictions, right-of-ways, etc., granted, reserved or recorded more than thirty (30) years previous to this date.
4. Any mining rights, mineral rights, water rights, well rights, etc., granted, reserved or recorded more than thirty (30) years previous to this date.
5. Any mechanic or material liens not of record, and any other liens based upon recent improvements.
6. Rights of any party or parties in possession of any part of said property or in use of any easement or right-of-way on, across, over or under said property.
7. Any gaps, overlaps, encroachments, boundary line disputes, unrecorded easements, rights-of-ways, or any other matters which would be revealed by an up-to-date, accurate survey or inspection of said property.
8. Any prohibition against assuming an existing mortgage; consequently, if it is your intention to assume such a mortgage, you should contact the mortgagee, prior to closing, and determine whether or not the mortgage can be assumed.
9. Any past or present uses of said property which might result in liability arising under local, state or federal laws such as the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. Section 9601 et seq.
10. Because our examination relating to ad valorem tax and Tax Parcel I.D. # 21-03-06-1-004-014.000 is based solely upon those records available for public inspection in the offices of the Tax Assessor and/or Tax Collector of the County in which said property is described as being located, we make no representations that such information is correct, or that the tax obligations set forth will not be changed by the taxing authorities.
11. Furthermore, we make no representations as to whether said property might be taxed under "current use" laws, which provide for a lower rate of taxation than normal rates. Should said

property be otherwise unimproved, and you contemplate any improvement or subdivision thereof, you are advised that the taxing authorities can recalculate the taxes due and you may be required to pay back taxes under the applicable formula set forth in the tax laws and/or regulations; therefore, we suggest that you consult the Tax Assessor and/or Tax Collector for further detail if this is a matter of concern to you.

**B. SPECIFIC EXCEPTIONS FOR SAID PROPERTY:**

1. **Parcel One:** County taxes for the year 2018, in the approximate amount of \$3,991.20, Parcel I.D. # 21-03-06-1-004-014.000, which are due and payable until October 1, 2018, and county taxes for all subsequent years not yet due and payable. **Parcel Two:** County taxes for the year 2018, in the approximate amount of \$244.01, Parcel I.D. # 21-03-06-1-004-013.000, which are due and payable until October 1, 2018, and county taxes for all subsequent years not yet due and payable. **Parcel Three:** County taxes for the year 2018, in the approximate amount of \$243.60 Parcel I.D. # 21-03-06-1-004-012.000, which are due and payable until October 1, 2018, and county taxes for all subsequent years not yet due and payable.
2. Mining and mineral rights, including those concerning solid, liquid and/or gaseous substances of any kind, and all rights appurtenant thereto, including any rights of ingress and egress and any rights to erect structures, make improvements and/or perform maintenance.
3. Easements and rights-of-way as located or not of record for utilities of any kind, for underground structures of any kind, for public roads of any kind and/or for ingress and egress to, over and/or through subject property.
4. No certification is made as to the exact amount of acreage contained in the property described herein.

Sincerely,

A handwritten signature in black ink, appearing to be the initials 'JES' with a stylized flourish.

**THIS LETTER MAY BE RELIED UPON ONLY BY THE ADDRESSEE NAMED ABOVE**

## Exhibit A

### PARCEL ONE:

THE NORTH 52 ½ FEET OF LOT 5 IN BLOCK 261 AS SHOWN ON THE MAP OF THE ANNISTON CITY LAND COMPANY FRONTING 52 ½ FEET ON THE WEST SIDE OF NOBLE STREET BETWEEN TWENTIETH AND TWENTY-FIRST STREETS, IN THE CITY OF ANNISTON, ALABAMA AS RECORDED IN THE PROBATE RECORDS OF CALHOUN COUNTY, ALABAMA. BEING THE SAME PROPERTY AS SHOWN IN DEED BOOK 1598 PAGE 212, PROBATE OFFICE CALHOUN COUNTY, ALABAMA.

### PARCEL TWO:

LOT 6, BLOCK 261, ANNISTON LAND COMPANY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST INTERSECTION OF NOBLE STREET AND TWENTIETH STREET; THENCE NORTHERLY ALONG THE WEST ROW LINE OF NOBLE STREET 104.93 FT. TO THE TRUE POINT OF BEGINNING OF THE HEREAFTER DESCRIBED LOT 6; THENCE CONTINUE NORTHERLY ALONG SAID WEST ROW LINE OF NOBLE STREET 52.5 FT; THENCE WESTERLY WITH AN INTERIOR ANGLE OF 89 DEGREES 58 MINUTES 42 SECONDS 140.0 FT TO THE EAST ROW LINE OF AN ALLEY; THENCE SOUTHERLY WITH AN INTERIOR ANGLE OF 90 DEGREES 11 MINUTES 37 SECONDS ALONG SAID EAST ROW LINE OF ALLEY 52.50 FT.; THENCE EASTERLY WITH AN INTERIOR ANGLE OF 89 DEGREES 48 MINUTES 23 SECONDS 139.65 FT. TO THE TRUE POINT OF BEGINNING; SITUATED, LYING AND BEING IN CALHOUN COUNTY, ALABAMA. BEING THE SAME PROPERTY AS SHOWN IN DEED BOOK 1728 PAGE 567, PROBATE OFFICE CALHOUN COUNTY, ALABAMA.

### PARCEL THREE:

STARTING AT THE NORTHWEST CORNER OF THE INTERSECTION OF NOBLE STREET AND TWENTIETH STREET; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE A DISTANCE OF 52.50 FEET TO THE POINT OF BEGINNING; THENCE WEST IN A STRAIGHT LINE PARALLEL WITH TWENTIETH STREET A DISTANCE OF 140 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF A 20 FOOT ALLEY; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF SAID ALLEY PARALLEL WITH NOBLE STREET A DISTANCE OF 52.50 FEET TO A POINT; THENCE EAST IN A STRAIGHT LINE PARALLEL WITH TWENTIETH STREET A DISTANCE OF 140 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NOBLE STREET; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF NOBLE STREET A DISTANCE OF 52.50 FEET TO THE POINT OF BEGINNING; AS RECORDED IN DEED BOOK 1531 PAGE 917; SITUATED IN CALHOUN COUNTY, ALABAMA. BEING THE SAME PROPERTY AS SHOWN IN DEED BOOK 1728 PAGE 563, PROBATE OFFICE CALHOUN COUNTY, ALABAMA.