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Affidavit of Title

State: Alabama

County: _____

I, the undersigned, do swear and affirm the following facts:

1. My legal name is as follows: _____.

2. My present address is as follows:

3. My date of birth is _____.

4. I am the owner of real property located in the state of Alabama, in the following county: _____.

5. The specific address of the real property in Alabama is as follows:

6. **Title:** I acquired title to the property by deed on _____. The deed is recorded with the clerk of _____.

7. **Ownership:** In the time that I have owned the property, no one has questioned my ownership or right to possession. I am not aware of any facts which would call my ownership or right to possession of the property into question.

8. **Improvements:** There have not been any significant improvements to the property since I have owned it.

9. **Liens or encumbrances:** There are no liens or encumbrances on the property. No party has any security interest in any fixtures or personal property related to my real property.

10. **Lawsuits or judgments:** There are no pending lawsuits or judgments against the property or against me which may be enforced against the property, including any bankruptcy or insolvency proceedings.

11. **Tax warrants or liens:** There are no tax warrants or tax liens against the property or against me which may be enforced against the property.

12. **Other legal obligations:** There are no other legal obligations against me or the property.

13. **Adverse claims:** There are no adverse claims against the property.

14. **Easements:** There are no easements on the property.

15. **Bankruptcy:** I have never declared bankruptcy or filed any bankruptcy proceedings.

16. **Tenants:** There are no tenants currently on the property.

17. I provided the following form of identification to the Notary Public to prove my identification:

18.

19.

Signature: _____

Date: _____

State of Alabama NOTARIZATION:

State: Alabama

County: _____

On the following date: _____ before me personally appeared the above signatory. I am a Notary Public in and for the state of Alabama and the signatory above is personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name is signed herein and acknowledged that he/she/they executed the same.

WITNESS my hand and official seal:

Seal:

Name: _____

Signature: _____

My commission expires: _____