



First American Title[™]

Title Insurance Commitment

ISSUED BY

First American Title Insurance Company

Schedule A

File No.: L15-AUCTION-WILBORN

1. Commitment Date: December 29, 2015

2. Policy (or Policies) to be issued:

POLICY AMOUNT

- a. ALTA Owner's Policy of Title Insurance (6-17-06)
- ALTA Homeowner's Policy of Title Insurance (Rev. 1-1-08)

Proposed Insured:

- b. ALTA Loan Policy of Title Insurance (6-17-06)
- ALTA Expanded Coverage Residential Loan Policy (Rev. 1-1-08)
- ALTA Short Form Residential Loan Policy (Rev. 6-16-07)

\$ 0.00

Proposed Insured:


3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by Gary Wilborn and Farris W. Crow, Jr. and Sharon Crow

4. The land referred to in this Commitment is described as follows:

SEE SCHEDULE A (Continued) ATTACHED HERETO

By: _____
Rice, Rice & Smith, P.C. LIC # 0188914, Dwight
Rice License #0658712

(This Schedule A valid only when Schedule B is attached)

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Schedule A (Continued)	

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A parcel of land situated in the Northeast Quarter of the Northwest Quarter of Section 24, Township 15 South, Range 7 East, Huntsville Meridian, Calhoun County, Alabama and being more particularly described as follows:

Commence at the Northwest Corner of said Northeast Quarter of the Northwest Quarter, thence in an easterly direction along and with the North line of said Quarter-Quarter section, 1185.67 feet to the Westerly right-of-way margin of West Lenlock Lane, said right-of-way lying in a curve to the left, said curve having a central angle of 2 degrees, 18 minutes, 51 seconds and a radius of 1005.00 feet; thence with a deflection of 113 degrees, 18 minutes, 54 seconds right, to chord, 40.59 feet (arc 40.59 feet) to a point on said right-of-way margin; thence with a deflection of 70 degrees, 52 minutes, 22 seconds right, from chord, leaving said right-of-way margin, 260.40 feet to a point; thence with a deflection of 83 degrees, 53 minutes, 00 seconds left, 430.00 feet to the northerly right-of-way margin of U.S. Highway 431, thence with a deflection of 90 degrees, 49 minutes, 59 seconds right, along and with the northerly right-of-way margin of U.S. Highway 431, 849.95 feet to the West line of said Northeast Quarter of the Northwest Quarter; thence with a deflection of 79 degrees, 03 minutes, 36 seconds right, along and with said West line 277.15 feet to the point of beginning, forming a closing interior angle of 90 degrees, 11 minutes, 51 seconds, situated, lying and being in Calhoun County, Alabama.

Less and Except:

A parcel of land located in the Northeast ¼ of the Northwest ¼ of Section 24, Township 15 South, Range 7 East of the Huntsville Meridian, more particularly described as: Beginning at the Northwest corner of said ¼ - ¼ section; thence South 86 degrees 50 minutes 51 seconds East along the North line of said ¼ - ¼ Section a distance of 155 feet to a point; thence South 03 degrees 51 minutes 43 seconds West a distance of 305.09 feet to a point on the Northeasterly line of U.S. 431, thence North 75 degrees 39 seconds 49 minutes West along the Northeasterly right of way line of said road a distance of 155 feet to a point; thence North 03 degrees 19 minutes 55 seconds East along the West line of said ¼ - ¼ section a distance of 275 feet to the point of beginning; situated, lying and being in Calhoun County, Alabama.

And also;

Less and Except:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 15 SOUTH, RANGE 7 EAST, HUNTSVILLE MERIDIAN, MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHWEST CORNER OF SAID 1/4 - 1/4 SECTION; THENCE SOUTH 86 DEGREES 50 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID 1/4 - 1/4 SECTION A DISTANCE OF 155 FEET TO THE POINT OF BEGINNING OF SAID PARCEL; THENCE CONTINUE SOUTH 86 DEGREES 50 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID 1/4 - 1/4 SECTION A DISTANCE OF 100 FEET TO A POINT; THENCE SOUTH 04 DEGREES 09 MINUTES 17 SECONDS WEST A DISTANCE OF 324.51 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY #431; THENCE NORTH 75 DEGREES 39 MINUTES 49 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100 FEET TO A POINT; THENCE NORTH 03 DEGREES 51 MINUTES 43 SECONDS EAST A DISTANCE OF 305.09 FEET TO THE POINT OF BEGINNING. SITUATED, LYING AND BEING IN CALHOUN COUNTY, ALABAMA.


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Schedule BI	

File No.: L15-AUCTION-WILBORN

REQUIREMENTS

The following requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
 1. from Gary Wilborn and Farris W. Crow, Jr. and Sharon Crow to TBD
 2. Mortgage from TBD to TBD, securing the principal amount of \$
- d. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- e. 2015 property taxes are due and payable in the amount of \$1,672.00, parcel number 17-06-24-0-002-001.000.
- f. Cancellation or release of Mortgage executed by Gary Wilborn, Walden Wilborn and Farris W. Crow to F&M Bank, dated 1/8/03 and recorded in Book 4137, Page 599, Probate Office, Calhoun County, Alabama in the principal sum of \$135,000.00.
- g. Subject to any and all claims of the Estate of Walden Wilborn.

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Schedule BII	

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EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, encumbrances, or claims thereof, not shown by the Public Records.
4. 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 and not shown by the Public Records.
5. Any mineral or mineral rights leased, granted or retained by current or prior owners.
6. 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

Exception(s) None are hereby deleted in their entirety.

7. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.
8. Public Road Right of Way to State of Alabama as recorded in Book 966, Page 488, Probate Office, Calhoun County, Alabama.
9. Easement to Alabama Power Company as recorded in Book 1668, Page 482, Probate Office, Calhoun County, Alabama.