

Joseph W. Adams

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April 2, 2025

City of Ozark, Alabama,
a municipal corporation
Post Office Box 1987
Ozark, AL 36361

Re: Final Title Opinion - **City of Ozark - purchase from James Howard Peters**

Gentlemen:

This is to certify that I have examined the public records of the Probate and Revenue Commissioner Offices of Ozark, Dale County, Alabama, insofar as they reflect the title to real estate situated in Dale County, Alabama, to-wit:

Part of the East 17 acres off of the SE 1/4 of the NE 1/4 of Section 30, Township 6 North, Range 24 East; Beginning at the Southeast corner of the NE 1/4, thence West 561 feet more or less to a point, thence North 150 feet more or less to a point; thence Northeasterly (at about North 50 East) 750 feet more or less to the East line of Section 30, Township 6 North, Range 24 East; thence South 560 feet more or less to the Point of beginning lying in the SE 1/4 of NE 1/4 of Section 30, Township 6 North, Range 24 East.

AND

Part of the W 1/2 of the NW 1/4 of Section 29, Township 6 North, Range 24 East beginning at the Southwest corner of the NW 1/4, thence North 560 feet more or less to a point, thence Northeasterly (at about North 50 East) 730 feet more or less to a point on a dirt road at a branch or ditch, thence Northwesterly along dirt road 1660 feet more or less to the North line of Section 29, thence East 1120 feet more or less to the Northeast corner of the NW 1/4 of the NW 1/4, thence South 2640 feet more or less to the Southeast corner of the SW 1/4 of the NW 1/4, thence West 1320 feet more or less to the Point of Beginning.

Being further identified as Parcel #26 06 09 29 0 001 001.000 & 26 06 09 30 0 001 002.002.

It is my opinion that **The City of Ozark, Alabama, a municipal corporation** is vested with good and marketable fee simple title, subject only to the following exceptions or reservations:

(1) Any matters which would not be revealed by a normal search of the probate indices, including but not limited to matters not properly indexed, forgeries, errors in the probate records, undisclosed heirs, etc. If you wish to be protected against such hazards you are advised to secure title insurance.

(2) This certificate is rendered only for the person or firm to whom it is addressed and is solely for the face amount of any mortgage for which it is rendered. If the opinion is rendered for a mortgage it is void as to additional advances.

(3) Any lien, or right to a lien, for services, labor or material heretofore and hereafter furnished, imposed by law and not shown by the public records.

(4) Infringements of boundaries which an actual survey or inspection of the property would reveal, or shortages in area or encroachments.

(5) Roads, rights-of-way and easements over, under and across said premises not appearing of record.

(6) Restrictions and protective covenants heretofore imposed upon said premises not appearing of record.

(7) Person or persons, natural or artificial, in possession of subject property whose right of possession is not shown of record.

(8) Matters of survey and defects, which could be ascertained only by a visual inspection of the premises.

(9) Ad valorem taxes accrued, due and payable October 1, 2025, which said taxes are not yet due and payable.

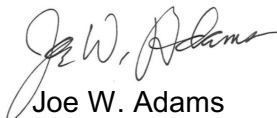
(10) Municipal zoning and planning ordinances, if applicable;

(11) Any toxic waste, known or unknown, on the surface or under the surface of said property.

(12) The undersigned attorney is not qualified to discover, verify, detect or confirm the presence of hazardous substances on the above described real property, nor qualified to determine the effect, if any, of known or unknown substances present. Therefore, no opinion is expressed or implied in this letter concerning the presence of any environmental hazard or hazardous substance in, on or under the subject property. You are advised that significant consequences can result from the presence of hazardous materials on said property. You are advised to exercise due diligence to ensure that the property which is the subject of this letter is not contaminated.

This certificate is rendered for **The city of Ozark, Alabama**, solely, and this opinion of title reflects conditions noted above as of March 31, 2025 at 1:05 p.m.

Sincerely,


Joe W. Adams