



# ALTA COMMITMENT FOR TITLE INSURANCE

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

## VX971483

### NOTICE

**IMPORTANT—READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY’S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida corporation, (the “Company”), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company’s liability and obligation end.

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
A Stock Company  
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607  
(612) 371-1111 [www.oldrepublictitle.com](http://www.oldrepublictitle.com)

By  President

Attest  Secretary

***Matthew R. Dowd***

Authorized Officer or Agent

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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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## 5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I—Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

## 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

## 7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

## 8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

## 9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

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## 10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

## 11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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**Old Republic National Title Insurance Company  
1022 Highland Colony Parkway, Suite 200  
Ridgeland, MS 39157**

VX971483

Issued by: **Wilbanks, Dowd & Watson, PLLC**, Agent #: **M23407**

Address: 108 West Leake Street, Clinton, MS 39056

File Number: **Bailey Ave 29 (101-330)**

Commitment No: **VX971483**

## SCHEDULE A

1. Commitment Date: **3/15/2024** at **8:00 AM**

2. Policy or Policies to be issued:

a. Loan Policy: **N/A** Amount: **N/A**

Proposed Insured: **N/A**

b. Owner's Policy: **Owner's Policy 2021** Amount: **\$0.00**

Proposed Insured: **To be determined**

3. The estate or interest in the Land at the Commitment Date is: **Fee Simple.**

4. Title to the **Fee Simple** estate or interest in the land is at the Effective Date vested in:

**H.C. Bailey Jr., William C. Bailey, and Catherine Bailey Ingels**

5. Purchaser: **To be determined**

6. The Land referred to in this Commitment is situated in Hinds, First Judicial District County, State of MS and is described as follows:

**See Exhibit "A" attached hereto and made a part hereof.**

## SCHEDULE B - SECTION I

### Requirements

All of the following Requirements must be met:

**Item 1.** The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the land. The Company may then make additional Requirements or Exceptions.

**Item 2.** Pay the agreed amount for the estate or interest to be insured.

**Item 3.** Pay the premiums, fees, and charges for the Policy to the Company.

**Item 4.** 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.

**Item 5.** Furnish satisfactory evidence that there are no outstanding mechanics' or materialmen's liens against the property. Examine parties carefully, and attach owners' and contractors' affidavits where there has been construction during the statutory period for liens.

**Item 6.** Payment of all taxes, charges, assessments, levied and assessed against subject property, which are due and payable.

**Item 7.** Secure and return executed Notice to Borrower's Regarding Owner's Insurance.

**Item 8.** Redemption of the following tax sales:

Parcel No. 101-330, County Tax Sale dated 8-29-22, No. 202, 2021 Taxes, Amount to Redeem - \$219.00 by 4-29-24.

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Parcel No. 101-330, County Tax Sale dated 8-28-23, No. 212, 2022 Taxes, Amount to Redeem - \$143.17 by 4-28-24.

**Item 9.** Payment of the following past due taxes:

Parcel No. 101-330, 2023 County Taxes are past due and delinquent in the amount of \$102.72 plus interest.

**Item 10.** Clarification and resolution of the discrepancy in the chain of title to remove potential cloud, to wit: Title was previously vested in H.C. Bailey by Warranty Deed recorded in Book 1058 at Page 261. Thereafter, the Last Will and Testament of Hugh Coyt Bailey and two codicils thereto. The Second Codicil to Last Will and Testament of Hugh Coyt Bailey revised Article IV of his will to replace his children with the Bailey Company, Ltd. as devisee of the residue of his estate. However, the order closing his estate reflects that his children were his sole devisees and legatees. Thereafter, the order closing the Estate of Jeannette McAllister Bailey (H.C. Bailey's wife) reflects H.C. Bailey, Jr., William C. Bailey, and Catherin Bailey Ingels as being her sole devisees and legatees.

## **SCHEDULE B - SECTION II**

### **Exceptions**

Some historical land records contain Discriminatory Covenants that are Illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provision of the document will be excepted from coverage.

The Owner's Policy 2021 will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

**Item 1.** Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

**Item 2.** Those taxes and special assessments, which become due and payable subsequent to Date of Policy.

**Item 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.

**Item 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.

**Item 5.** Any encroachment, encumbrance, violation, variation or adverse circumstance, including boundary line disputes, affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

**Item 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.

**Item 7.** Rights or claims of parties in possession not shown by Public Records.

**Item 8.** Any mortgage, deed of trust, lease or lien created or assumed by the insured.

**Item 9.** Subject to Easement Agreement for street to the City of Jackson recorded in Book 764 at Page 223.

## Exhibit A

### Property Description

Lot 29, Block 2, Victory Homes Subdivision, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Hinds County at Jackson, Mississippi, in Plat Book 5, Page 25, reference to which is hereby made in aid of and as a part of this description.

SUBJECT TO that certain Easement Agreement to the City of Jackson recorded in Book 764 at Page 223, granting, selling, and conveying a perpetual and irrevocable easement for street and other public uses over and across the following described land:

A parcel of land located and situated in Lot 29, Block 2, Victory Homes Subdivision, a subdivision according to a map or plat thereof on file and of record in the office of the Chancery Clerk of Hinds County, at Jackson, Mississippi, and being more particularly described as follows, to-wit:

Beginning at the southeast corner of said lot, block and subdivision, run thence in a westerly direction along the south boundary line of said lot a distance of 18 feet; run thence in a northeasterly direction a distance of 15 feet to a point, said point being measured 5 feet west of the east boundary line of said lot; run thence in a northerly direction and parallel with the east boundary line of said lot to a point located on the north boundary line of said lot; run thence in an easterly direction along the said north boundary line of said lot a distance of 5 feet; run thence in a southerly direction along the east boundary line of said lot to the southeast corner of said lot, which is the point of beginning; and also

A five-foot strip of land off of the east side, and along the right-of-way of Bailey Avenue Extension, of that certain parcel of land described as follows, to-wit:

Lot 28, Block 2, Victory Homes Subdivision, according to a map or plat thereof on file and of record in the office of the Chancery Clerk of Hinds County, at Jackson, Mississippi, and recorded in Plat Book 5, at page 25 thereof.

LESS AND EXCEPT:

A parcel of land located and situated in Lot No. 29, Block 2, Victory Homes Subdivision, a subdivision in the County of Hinds, according to a map or plat thereof on file and of record in the office of the Chancery Clerk of Hinds County at Jackson, Mississippi as recorded in Plat Book 5 at Page 25 thereof and being more particularly described as follows:

Starting at the southwest corner of said Lot 29 run easterly along the south line of said Lot a distance of 35.72 feet to a point of beginning which is also the point of tangency of a curve to the left having a radius of 50.72 feet; thence run northeasterly along said curve a distance of 68.88 feet to a point on the north line of said Lot No. 29; thence run easterly along the north line of said Lot a distance of 9.69 feet to a point on the west right of way line of Bailey Avenue as now laid out, thence through a deflection angle to the right of 90 degrees 00' run southerly along the west right of way line of Bailey Avenue as now laid out a distance of 32.50 feet, thence through a deflection angle to the right of 60 degrees 00' run southwesterly a distance of 15.00 feet to a point on the south line of Lot No. 29; thence through a deflection angle to the right of 30 degrees 00' run westerly along said south line of Lot No. 29 a distance of 46.28 feet to the point of beginning, said parcel of land containing 839.6 sq. ft., more or less.

Intending to describe Parcel No. 101-330, whether accurately described or not.