

1195
IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

OZELLA WATSON GRAYER,

PLAINTIFF,

VS.

QUEEN ESTER QUINN, et al,

DEFENDANTS.

CASE NO. CV-79-367(E)

DECREE

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The above styled case having been set to be heard by this Court on November 28, 1983, on the Bill of Complaint by the plaintiff, the answer of the defendants and other pleadings, and publication in the Shelby County Reporter on November 22, 29 and December 6 and 13, 1979, the survey plat of W. M. Varnon, registered land surveyor, dated November 21, 1983, a copy of which is attached herewith as Exhibit "A", the affidavit of plaintiff, Ozella Watson Grayer which is attached hereto as Exhibit "B", and upon the stipulation made and entered into by and between said plaintiff, Ozella Watson Grayer and the defendant, Queen Ester Quinn, the terms and provisions of such stipulation being set forth below and incorporated herein.

And upon consideration thereof, it is hereby ORDERED, ADJUDGED, and DECREED as follows:

1. That the plaintiff, Ozella Watson Grayer, has full right, title, and interest, in and to the following described property, viz:

Commence at the NW corner of the SE 1/4 of the SW 1/4 of Section 14, Township 20 South, Range 3 West; thence East along the North line of said 1/4 1/4 Section 100 feet to the Northeast corner of the Alexander residence lot, which is the point of beginning of the parcel herein described; thence South, parallel with the West line of said 1/4 1/4 Section, and along the East line of said Alexander residence lot, a distance of 75 feet, more or less, to a fence; thence run West along said fence a distance of 10 feet, more or less, to the corner of said fence; thence run South, along said fence, and an extension thereof, a distance of 75 feet, more or less, to the South line of said Alexander residence lot; thence run West, parallel with the North line of said 1/4 1/4 Section, and along the South line of said Alexander residence lot, a distance of 90 feet, more or less, to a point on the West line of said 1/4 1/4 Section; thence run South along the West line of said 1/4 1/4 Section a distance of 280 feet; thence turn an angle of 88 deg. 19' 23" to the left and run a distance of 420 feet; thence turn an angle of 91 deg. 40' 37" to the left and run a distance of 192.17 feet to the SE corner of Ben Alexander lot; thence run Northwesterly along the South line of said Ben Alexander lot, and along the South line of the Bryant residence lot, a distance of 186.41 feet to the SW corner of said Bryant residence lot; thence run Northeasterly along the West line of said Bryant residence lot a distance of 80.55 feet; thence run Northeasterly along said Bryant residence lot a distance of 12.06 feet; thence run Northerly along the West line of said Bryant residence lot a distance of 110.32 feet to the NW

corner of said Bryant residence lot on the North line of said 1/4 1/4 Section; thence run Westerly along the North line of said 1/4 1/4 Section a distance of 160 feet, more or less, to the point of beginning, according to survey of W. M. Varnon, Registered Land Surveyor, dated November 21, 1983, a copy of the plat of said survey being attached hereto as Exhibit "A" and by reference hereto being made a part hereof.

Subject to gas line right of way, transmission line, and Shelby County Highway 279 right of way, as shown on said survey.

subject to the agreement and stipulation made and entered into in this cause by and between the plaintiff, Ozella Watson Grayer, and the defendant, Queen Ester Quinn, that said Queen Ester Quinn shall have the right to live on the said property until sold, and when sold, Queen Ester Quinn will receive one-half of the net proceeds of such sale. Provided, however, that in the event that Queen Ester Quinn is deceased at the time of the sale of said property, then no interest, whatsoever, would pass to her heirs because her death would terminate any interest to 1/2 of the property.

2. That the plaintiff has no right, title, nor interest in and to the property of the defendants, Prince Bryant, Adelle C. Bryant, and Benjamin Alexander, as shown on said survey of W. M. Vernon which is attached hereto as Exhibit "A".

3. Upon a sale of the property the sum of Two Hundred Thirty Four Dollars and 75/100 (\$234.75) shall be paid to Shelby County Reporter for publication expenses on November 22, 29 and December 6 and 13, 1979, as an expense of sale, this decree to serve as a lien for recordation purposes on the subject real estate.

4. That costs of this action have been pre-paid by the plaintiff, Ozella Watson Grayer, and that such costs shall likewise be reimbursed to said Ozella Watson Grayer when said property is sold, as an expense of sale.

5. The Clerk of this Court is directed to file a copy of this decree and any attachments or exhibits thereto in the deed records of Shelby County, Alabama.

6. The parties are to pay their own respective attorneys.

Done and Ordered this the 14th day of November, 1984.

FILED IN OFFICE THIS THE 14th DAY
OF November, 19 84

Kyle Sanford

Clerk of Circuit Court
Shelby County, Alabama

Kenneth F. Ingram
KENNETH F. INGRAM, CIRCUIT JUDGE

Exhibit "A"

Description:

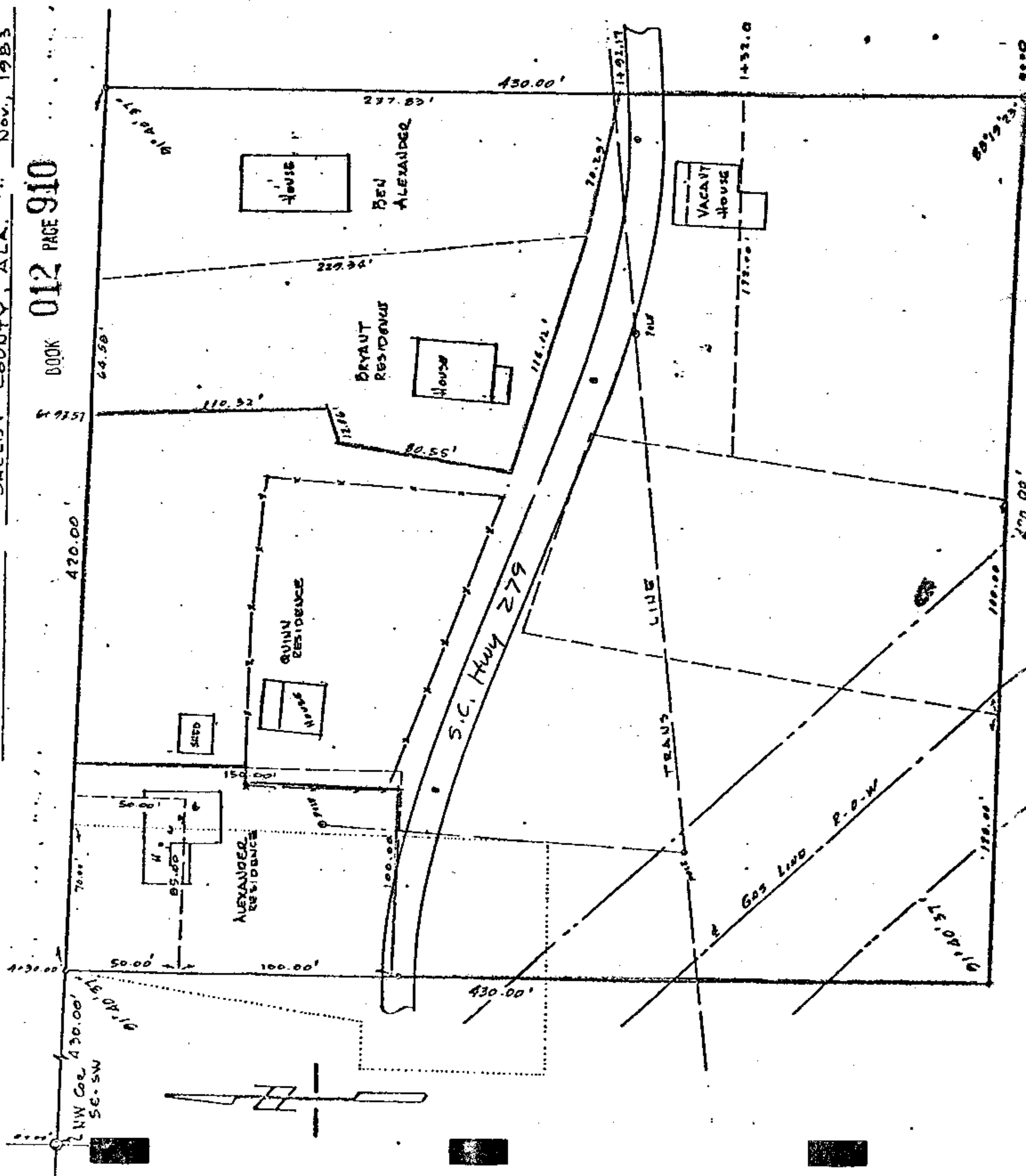
Given under my hand and seal this

BY _____ DATE _____
CHKD. BY _____ DATE _____
SCALE 1" = 60'

SUBJECT WATSON PROPERTY
SE-SW 14-20S-3W
SHELBY COUNTY, ALA.

SHEET NO. _____ OF _____
JOB NO. _____
Nov. 1983

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STATE OF ALABAMA

SHELBY COUNTY

Before me, the undersigned authority, in and for said County and State, personally appeared Ozella Grayer Watson, who being by me first duly sworn, deposes and says:

My name is Ozella Grayer Watson. I am 69 years of age and presently reside at 7552 West 64th Street, Argo, Illinois.

I have known the hereinafter described real property for the past 40 to 50 years:

Commence at the NW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 20 South, Range 3 West; thence East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 100 feet to the Northeast corner of the Alexander residence lot, which is the point of beginning of the parcel herein described; thence South, parallel with the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, and along the East line of said Alexander residence lot, a distance of 75 feet, more or less, to a fence; thence run West along said fence a distance of 10 feet, more or less, to the corner of said fence; thence run South, along said fence, and an extension thereof, a distance of 75 feet, more or less to the South line of said Alexander residence lot; thence run West, parallel with the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, and along the South line of said Alexander residence lot, a distance of 90 feet, more or less, to a point on the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 280 feet; thence turn an angle of 88 deg. 19 min. 23 sec. to the left and run a distance of 420 feet; thence turn an angle of 91 deg. 40 min. 37 sec. to the left and run a distance of 192.17 feet to the SE corner of Ben Alexander lot; thence run Northwesterly along the South line of said Ben Alexander lot, and along the South line of the Bryant residence lot, a distance of 186.41 feet to the SW corner of said Bryant residence lot; thence run Northeasterly along the West line of said Bryant residence lot a distance of 80.55 feet; thence run Northeasterly along said Bryant residence lot a distance of 12.06 feet; thence run Northerly along the West line of said Bryant residence lot a distance of 110.32 feet to the NW corner of said Bryant residence lot on the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run Westerly along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 160 feet, more or less, to the point of beginning, according to survey of W. M. Varnon, Registered Land Surveyor, dated November 21, 1983, a copy of the plat of said survey being attached hereto as Exhibit "A" and by reference hereto being made a part hereof.

Subject to gas line right-of-way, transmission line, and Shelby County Highway 279 right-of-way, as shown on said survey.

My brother, Al Sykes, owned this property some 20 years prior to my purchasing said property in 1957. My brother constructed a home on said property and was in actual possession of the above described property in June of 1957 when he conveyed said property to me, subject to the life estate of my brother, who died prior to 1979.

Queen Esther Quinn has lived in the house situated on said property for a number of years, with my permission.

My brother assessed and paid the taxes on said property for over 20 years, up to 1957, and I have paid said taxes since that time.

Throughout the years that I have owned this property, I have never heard anyone disputing my title to this property other than what's been settled in this lawsuit, subject to the rights of Queen Esther Quinn. I have been in peaceful, open, notorious, hostile and continuous possession of the property since I purchased the same in 1957.

Oyella Trump Watson

Sworn to and subscribed before
me on this the 28th day of

November, 1983.

[Signature]
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 DEC 28 PM 2:43

[Signature]
JUDGE OF PROBATE

RECORDING FEES
Recording Fee \$ 12.50
Index Fee 1.00
TOTAL \$ 13.50

DEC 20 1984

Certified a true and complete copy

[Signature]
Clerk of Circuit Court

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