

9403/7898

AFFIDAVIT

STATE OF ALABAMA  
JEFFERSON COUNTY

BOOK A226 PAGE 146

Before me, the undersigned authority in and for said County and State personally appeared Lester L. Matheson and Helen C. Matheson who are known to me and who first being duly sworn, deposes and says as follows:

We are over the age of nineteen years of age and have lived in Jefferson County, Alabama continuously since for fifty years to the date of this affidavit. We were personally acquainted with Robert Alvis Bradley having known him for fifty years. We are not related to Robert Alvis Bradley and We have no interest in the subject property. Robert Alvis Bradley was age 81 at the time of his death on March 28, 1988.

At the time of Robert Alvis Bradley death he was married and he had five children. Namely, his wife, Gladys R. Bradley, his children, Robert A. Bradley, Jr. , Patricia A. Brown, Johnnie R. Carney, Willard Thomas Bradley, and Ricky D. Bradley and he died without leaving a will. Gladys R. Bradley had one child from a previous marriage who was never adopted by Robert Alvis Bradley, Cecilia R. Green.

The said property is described on Exhibit A which is attached hereto and incorporated by reference herein.

This affidavit is made for the purpose of clearing and rendering the title marketable.

In Witness Whereof, We have unto set my hand and seal on this the 18<sup>th</sup> day of February 1994.

*Lester L. Matheson*  
Affiant  
*Helen C. Matheson*  
Affiant

Sworn to and subscribed before me this the 18<sup>th</sup> day of February 1994.

*[Signature]*  
Notary Public

Inst # 1994-16467

JAMES A. HOLLIMAN, ATTORNEY  
Chase Commerce Bank  
2001 Tower Road, SE 110  
BIRMINGHAM, AL 35204

05/23/1994-16467  
09:00 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 11.00

PARCEL 1:

Commence at the northwest corner of the NW 1/4 of the SW 1/4 of Section 24, Township 19 South, Range 3 West, thence South along west line of said quarter-quarter section for 189.94 feet, thence at an angle to the left of 62 degrees 38 minutes run southeasterly 397.93 feet to an intersection with the southeasterly right-of-way line of the Montgomery Highway, thence at an angle to the right of 90 degrees 11 minutes run southwesterly 137 feet to a point of beginning, thence at an angle to the left of 90 degrees 11 minutes run southeasterly 250 feet, thence at an angle to the right of 100 degrees 50 minutes run southwesterly and parallel with said highway for 100 feet, thence at an angle to the right of 79 degrees 2 minutes run northwesterly 250 feet to an intersection with southeasterly right of way line of said highway, thence at an angle to the right of 100 degrees 50 minutes run northeasterly along said highway line 100 feet to the point of beginning.

PARCEL 11:

That part of the NW 1/4 of the SW 1/4 of Section 24, Township 19, Range 3 West, described as follows: Commence at the North West corner of said NW 1/4 of SW 1/4 and run South along the west line of said NW 1/4 of SW 1/4 189.94 feet; thence at an angle to the left of 62 degrees 38 minutes run Southeasterly 397.93 feet to the point on the Southeasterly right of way line of the Montgomery Highway (said right of way being 50 feet wide at this point of intersection), which is the point of beginning of the property hereby conveyed; thence continue Southeasterly along the last named course 250 feet; thence at an angle to the left of 90 degrees 11 minutes run Southwesterly 137 feet; thence at an angle to the right of 91 degrees 49 minutes run Northwesterly 250 feet to the Southeasterly right of way line of said Highway; thence Northeasterly along the Southeasterly right of way line of said Highway 137 feet to the point of beginning.

LESS AND EXCEPT:

That part of the Northwest quarter (NW 1/4) of the southwest quarter (SW 1/4) of Section 24, Township 19, Range 3 West, described as follows: Commence at the Northwest corner of said Northwest quarter (NW 1/4) of the Southwest quarter (SW 1/4) and run South along the west line of said Northwest quarter (NW 1/4) of Southwest quarter (SW 1/4) 189.94 feet; thence at an angle to the left of 62 degrees 38 minutes run Southeasterly 397.93 feet to a point on the southeasterly right of way line of the Montgomery Highway (said right of way being 50 feet wide at this point of intersection); which is the point of beginning of the property hereby conveyed; thence continue Southeasterly along the last named course 250 feet; thence at an angle to the right of 90 degrees 11 minutes, run southwesterly 137 feet; thence at an angle to the right of 81 degrees 49 minutes run Northwesterly 250 feet to the Southeasterly right of way line of said Highway; thence Northeasterly along the Southeasterly right of way line of said Highway 137 feet to the point of beginning.

Said tract of land is also known and designated as "ROPER TRACT", as shown on the map and Resurvey of Lots 2, 3, 4, 5, 6, 7, 8, 9, 10 of First Addition to Cahaba River Estates, as recorded in Map Book 24 at page 73 in the Probate Office of Jefferson County, Alabama.

ALSO LESS AND EXCEPT:

Commence at the Northwest corner of the Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4) of Section 24, Township 19 South, of Range 3, West and thence go South along the West line of said quarter-quarter section a distance of 189.94 feet; thence at an angle to the left of 62 degrees, 38 minutes, go Southeasterly 397.93 feet to an intersection with the Southeasterly right of way line of the Old Montgomery Highway; thence at an angle to the right of 90 degrees 11 minutes go Southwesterly along said highway right-of-way line of 137 feet; thence at an angle to the left of 90 degrees 11 minutes, go Southeasterly 250 feet to the property line of the B.A. Chase and F.A. Chase land, for a point of beginning of the property hereby conveyed; thence turning an angle to the right of 100 degrees 50 minutes, go Southwesterly along the B.A. Chase and F.A. Chase land a distance of 100 feet to the point; thence to the right of an of 79 degrees 2 minutes go northwesterly 50 feet to a point; thence to the right at an angle of 100 degrees, 50 minutes, go Northeasterly 100 feet to a point; thence to the right at an angle of 79 degrees 2 minutes, go Southeasterly 50 feet to the point of beginning.

FILED IN 1994-16467  
1994-16467  
RECORDED  
JUNE 15 1994  
CERIFIED  
AM  
1994-16467

THE STATE OF ALABAMA  
CHEROKEE COUNTY

OFFICE OF PROBATE JUDGE

I hereby certify that this instrument was filed in office for record on the 9 day of May 19 94 at 12:57 o'clock p.m. and was duly recorded on the 9 day of May 19 94

078891

Phillip W. Jordan

Phillip W. Jordan, Judge of Probate, Cherokee County, Ala.

Cert. Fee 1.00  
Mtg. Tax  
Deed Tax  
Rec. Fee 5.00  
M.H. 2.00  
Total 8.00