


STATE OF ALABAMA
COUNTY OF SHELBY


20120803000284640 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
08/03/2012 03:44:09 PM FILED/CERT

AFFIDAVIT OF DOUGLAS WAYNE EPPERSON

Before me, the undersigned authority, a Notary Public in and for the county and state aforesaid, personally appeared Douglas Wayne Epperson, who being by me first duly sworn, deposes and says as follows:

1. I am over the age of nineteen and have personal knowledge of the facts set forth herein;
2. My uncle, James G. Epperson died intestate on or about June 1998;
3. James was married at the time of his death to my aunt, Martha Gloria Campbell Epperson;
4. Martha Gloria Epperson was the sole surviving grantee shown in that certain deed recorded in Deed Book 189, Page 460 and in Deed Book 219, Page 91, in the Probate Office of Shelby County, Alabama; and
5. Martha Gloria Epperson is one and the same person as Martha Gloria Campbell, Martha C. Epperson, Martha C. Epperson Fox.

Further deponent saith not.


DOUGLAS WAYNE EPPERSON

Sworn to and subscribed before
me, a notary public in and for
said County and State, this the
27th day of July, 2012.



Notary Public

My Commission expires: 7/26/13

[SEAL]

EXHIBIT A


All that part lying south of the Columbiana-Saginaw Highway of the following lands:

The Southeast quarter of the Northwest quarter (SE 1/4 of NW 1/4), and tract of land in the Southwest quarter of the Northwest quarter (SW 1/4 of NW 1/4) of Section 16, Township 21 South, Range 2 West, said tract of land being described as follows: "Beginning at a point 110 yards West of the Southeast corner of said SW 1/4 of NW 1/4, running thence East 110 yards to the said Southeast corner; run thence North, along the East line of said forty, 440 yards to the South boundary of the Columbiana-Saginaw Highway; thence run West along the South boundary of said Highway 66 yards; thence run in a Southwesterly direction to said point of beginning."

LESS AND EXCEPT THE FOLLOWING:

A tract of land being situated in the SE 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 2 West of the Huntsville Meridian, Shelby County, Alabama, being more particularly described as follows:

Commencing at a 5/8" rebar at the SE corner of the SE 1/4 of the NW 1/4 of said Section 16; thence along the South line of said 1/4-1/4 N 86°17'23" W for a distance of 341.62 feet to a 5/8" capped rebar set (CA-627-LS) and the Point of Beginning; thence continue along said South line N 87°12'37" W for a distance of 592.96 feet to a fence corner and a 5/8" capped rebar set (CA-627-LS); thence continue N 87°28'16" W for a distance of 716.15 feet to a fence corner and a 5/8" capped rebar set (CA-627-LS); thence leaving said South 1/4-1/4 line N 04°11'12" E for a distance of 534.29 feet to the South right-of-way line of Saginaw Cut Road (80' right-of-way) and a 5/8" capped rebar set (CA-627-LS); thence along said right-of-way the following four calls; S 82°02'39" E for a distance of 359.92 feet to a 5/8" capped rebar set (CA-627-LS); thence S 82°07'21" E for a distance of 569.01 feet to a 5/8" capped rebar set (CA-627-LS); thence S 82°04'43" E for a distance of 225.01 feet to a concrete right-of-way marker; thence S 81°47'48" E for a distance of 66.01 feet to a 5/8" capped rebar set (CA-627-LS); thence leaving said South right-of-way line S 08°05'19" E for a distance of 429.36 feet to the Point of Beginning of said described tract, situated in the SE 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 2 West of the Huntsville Meridian, Shelby County, Alabama.


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