
AFFIDAVIT OF ADVERSE POSSESSION

Before me, the undersigned, personally appeared, Susan L. Vance, who after being duly sworn, deposes and says the following:

1. My name is Laurie Lucas, and I am over the age of 19 years, am of sound mind, and have personal knowledge of the matters set forth herein.

2. I reside at 450 Crestview Circle, Montevallo, AL 35115 My telephone number is 205-317-9893.

3. My father, Fred Lovejoy, purchased the property located at 36 Pebble Road, Montevallo, AL 35115, and described in the attached Exhibit A, in December 1954. Shortly after purchasing the property, my father built a house on the property and the property was occupied by either me or my parents until the death of my mother, Roslyn Lovejoy, on May 9, 2018. My parents deeded the house to my sister, Susan L. Vance, on August 22, 1991, by deed recorded in Book 360, Page 172. Susan L. Vance and her husband, Don Vance, deeded a life estate to my mother Roslyn Lovejoy on May 9, 2002, by deed recorded in 20020509000219940.

4. At all times from 1954 until the present time, I am not aware that any other individual or entity been in possession of the subject property other than my parents or Susan L. Vance. Also, at all times since 1954 up until the present time all ad valorem taxes due on the subject property were paid either by my parents or by Susan L. Vance.

5. At all times since 1954 the possession of the property either my parents or by Susan L. Vance was actual, visible, exclusive and hostile to all others and has been continuous. I am not aware that anyone ever disagreed with, objected to, or claimed adversely in any way to title and ownership of the subject property by Fred Lovejoy, Roslyn Lovejoy, or Susan L. Vance.

6. I understand that this affidavit may be recorded in the probate office of Shelby County, Alabama, to confirm the ownership of the subject property by Susan L. Vance.

2 IN WITNESS WHEREOF, the undersigned has set her hand and seal this the day of May, 2019.

5-6-2-19

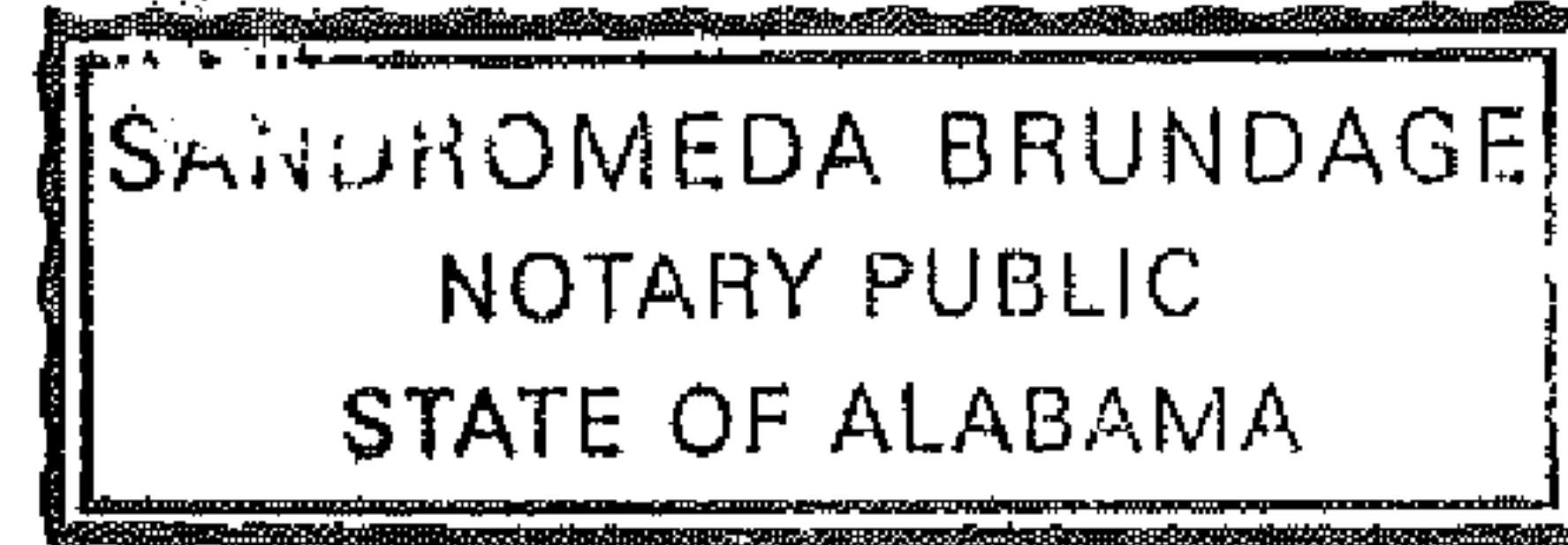
Laurie Lucas [SEAL]
Laurie Lucas

Sworn to and subscribed before me on this the 8 day of May, 2019.

[NOTARY SEAL]

Sandromeda Brundage
NOTARY PUBLIC
My Commission Expires: 9/13/20 ⁸⁻¹⁹⁻²⁰ ^{SA 5-2-19}

This instrument prepared by:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209



20190508000156420 05/08/2019 04:04:37 PM AFFID 2/3

Exhibit A

Legal Description

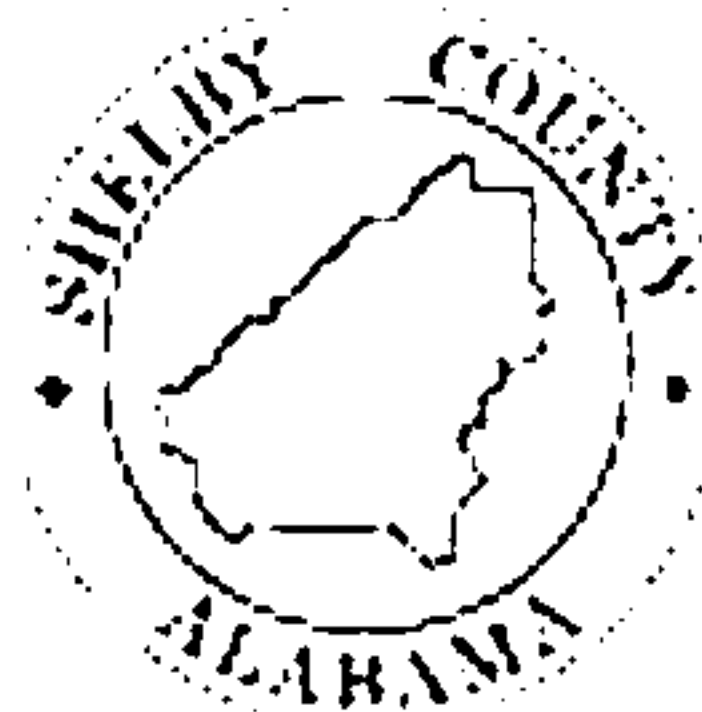
Parcel I

Beginning at an Iron stake at the Southwest corner of the present lot owned by Fred E. Lovejoy which is on the north right of way of the old Montevallo & Tuscaloosa public road and run west along said right of way a distance of 105 feet, thence North a distance of 630 feet; thence East a distance of 105 feet, thence South a distance of 630 feet to the point of beginning. Located in the South half of the one Southeast Quarter of Section Eighteen (18) Township 22, Range 3 West.

Parcel II

Beginning at a Iron stake on the West right of way of the Southern Railroad and on the north side of old Montevallo & Tuscaloosa public road and run in a northeasterly direction along the West right of way a distance of 630 feet; thence in a Northwesterly direction a distance of 105 feet, thence in a southwesterly direction a distance of 630 feet, thence in an easterly direction a distance of 105 feet to the point of beginning. In the South half of the Southeast quarter of Section eighteen (18), Township 22, Range 3 West.

Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/08/2019 04:04:37 PM
\$21.00 CHERRY
20190508000156420

Alexis Bayl