

Exon Real Est.
Brocknick

STATE OF ALABAMA,

SHELBY COUNTY.

Before the undersigned authority personally appeared Roy Gardner, who is known to me and who being by me first duly sworn deposes and says:

I am acquainted with the NE 1/4 of SE 1/4, Section 23, Township 19, Range 1 East, Shelby County, Alabama, and have known this forty acres of land, and the other land conveyed by W. S. Dobbs, et. al. to George Huddleston, for forty years or more. The deed of Dobbs to Huddleston is dated October 17, 1940, and recorded in the Probate Office of Shelby County, Alabama, in Deed Book 109, at page 437. The land conveyed to Huddleston in the last mentioned deed was known as the old Dobbs Place and portions of it had been in cultivation by W. S. Dobbs, or his tenants, for twenty years or more before he deeded it to George Huddleston and that possession on the part of Huddleston was continued.

On the 24th day of January, 1941, George Huddleston and wife deeded to John H. Gardner twenty acres of said land described as follows:

A tract of land described as E 1/2 of NE 1/4 of SE 1/4, Section 23, Township 19, Range 1 East, more particularly described as: Begin at the intersection of the East line of Section 23 with the South line of the Florida Short Route Highway right of way, run thence South to the Southeast corner of NE 1/4 of SE 1/4, Section 23; thence West at a right angle 660 feet; thence North parallel with Section line to the Florida Short Route Highway right of way; thence Easterly along such right of way to the point of beginning.

Situated in Shelby County, Alabama.

John H. Gardner was my father and immediately after the execution of the deed to him he built a house on that portion of said forty described as follows:

That part of the NE 1/4 of SE 1/4 of Section 23, Township 19, Range 1 East, more particularly described as follows: Begin at the NE corner of said forty and run West 525 feet, thence South 420 feet, thence East 525 feet, thence North 420 feet to place of beginning, containing five acres, more or less., Except that part covered by the right of way of the Florida Short Route Highway, if any.

My father, as stated, built a house on this five acre tract of land and occupied it as a dwelling house until he deeded it to E. G. Gardner

and wife, Madie Gardner in 1943. It was found there were some errors in the deed and a deed of correction was executed by my father and his wife to E. G. Gardner and Madie Gardner on October 22, 1947, which deed is recorded in the Probate Office of Shelby County, Alabama, in Deed Book 128, page 460. Immediately after the execution of the deed from my father to E. G. Gardner and Madie Gardner on April 30, 1943, said grantees in said deed went into possession of said property and lived upon it continuously until they deeded it to John H. Hill and wife, Gladys M. Hill on the 15th day of June, 1950, which deed is recorded in the Probate Office of Shelby County, Alabama, in Deed Book 146, at page 472.

The Hills went into possession of said property immediately after the execution of the above named deed and lived in the dwelling house on the property until it burned down sometime ago but I do not remember the exact date but they continued to possess the property and make visits to it and look after it continuously until they sold it to Glennie E. Brodrick and husband, Q. E. Brodrick in June, 1951. I have never known of any other person, firm or corporation claiming to own said five acres of land above specifically described, except the persons I have named in this affidavit.

x Roy Gardner
Roy Gardner

Sworn to and subscribed before me

this the 12th day of September, 1951.

Handy Ellis
Notary Public State at Large for Alabama.

Filed in the office of the Probate Judge on the 15 day of Sept 1951 at 11 o'clock A M.
and recorded in Deed Book 148 Page 235 this 19 day of Sept 1951.
Deed Tax Mortgage Tax has been paid.

L.C. Walker, Judge of Probate