

STATE OF ALABAMA,
SHELBY COUNTY.

Before the undersigned authority personally appeared A. B. Bristow, who is known to me and who being by me first duly sworn does depose and say as follows:

I am acquainted with Lots No. 8, 10, 12, 14 and 16 of Block 137 according to Safford's survey of the Town of Shelby, map of which appears of record in the Probate Office of Shelby County, Alabama. I have been land manager for the Shelby Iron Company since 1923. I know that in about 1924 or 1925 George W. Etress and Edgar Etress claimed to own the land described above and that they employed a surveyor, Theodore Sparks, to survey the property in their behalf. At that time the land was vacant property and no structures were placed on it until a time which will be hereinafter mentioned.

The matter of the survey was of interest to me because the Shelby Iron Company owned the odd numbered lots lying between the lots above mentioned. I know from the time of the survey mentioned above until the property was sold at tax sale in the year 1931 that George W. Etress and Edgar Etress claimed to own the same against all the world and that they had exclusive, open, continuous, notorious, hostile, peaceable and adverse possession of said property.

I was present on the occasion when said lots together with Lots 20, 26, and 28 were sold at tax sale in Columbiana, Alabama, against George W. Etress and Edgar Etress and the same were purchased by J. W. Letson. Record of this sale appears in Tax Sale Record 10 at Page 386, in the Probate Office of Shelby County, Alabama, and this record reveals that the sale occurred on September 7, 1931. J. W. Letson died and a tax deed was issued to his wife, Eugenia Letson, who I am told was the sole devisee under the will of J. W. Letson. Record of this Tax Deed appears in the Probate Office of Shelby County, Alabama, in Deed Book 95 at Page 467. In 1934 Eugenia E. Letson, a widow, conveyed Lots 16 of said Block No. 137 to Beth Davis Crawford. Record of this conveyance appears in Deed Book 100 at Page 236. Within a few days after Beth Davis Crawford acquired title to Lot 16, she and her husband, Eldon Crawford, commenced the construction of a dwelling on said lot. Said dwelling remains to this date situated on Lot 16. Subsequently Beth Davis Crawford and husband sold Lot 16 to Robert C. Bates who enlarged the dwelling and a portion of this addition extends on to Lot No. 15 in said Block 137, title to which Robert C. Bates had previously acquired. From the time of completion of this house by Beth and Eldon Crawford until they sold said Lot 16 to Robert C. Bates in December of 1940, Beth Davis Crawford had exclusive, open, continuous, notorious,

hostile, peaceable and adverse possession of said property. Record of the conveyance to Robert C. Bates appears in Deed Book 111 at Page 23 in the Probate Office of Shelby County, Alabama.

From the time Eugenia Letson acquired title to the property as hereinbefore mentioned until a date in August of 1942 she continued to own and retain possession of Lots 8, 10, 12 and 14 of said Block 137. Her possession of these lots was exclusive, open, continuous, notorious, hostile, peaceable and adverse. Eugenia Letson sold said Lots 8, 10, 12 and 14 to Robert C. Bates in August of 1942. Record of this conveyance appears in Deed Book 113 at Page 500 in the Probate Office of Shelby County, Alabama.

After the purchase of said property by Robert C. Bates from Beth Davis Crawford as mentioned hereinabove he went into immediate possession thereof and the same is true with reference to the property he purchased from Eugenia Letson as stated above.

Robert C. Bates continued in possession of Lots 8, 10, 12, 14 and 16 of said Block 137 claiming to own same against all the world until October 21, 1948, when he conveyed said property to Velma Benson, record of which appears in Deed Book 136 at Page 36 in the Probate Office of Shelby County. After this sale Robert C. Bates continued to reside in the dwelling which was situated on Lots 15 and 16 as hereinabove mentioned, holding under Velma Benson, until November 29, 1948, on which date Velma Benson conveyed said property to my son, Henry S. Bristow, Sr., and thereafter Robert C. Bates remained in possession holding under Henry S. Bristow, Sr., until the first day of 1949 on which date Robert C. Bates moved from said property and Henry S. Bristow, Sr., took possession thereof. From that date to present date Henry S. Bristow, Sr., has owned Lots 8, 10, 12, 14 and 16 of said Block 137. His possession thereof has been exclusive, open, continuous, notorious, hostile, peaceable and adverse. At no time have I heard of any claims adverse to the ownership of said lots as is stated in this affidavit.

A. B. Bristow

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Sworn to and subscribed before me

on this the 4th day of January, 1952.

Lilla Cuzan
Notary Public

Filed in the office of the Probate Judge on the 26 day of Jan 1952 at 1 o'clock PM
and recorded in Deed Book 151 Page 45 this 27 day of Jan 1952.
Deed Tax _____ Mortgage Tax _____ has been paid.
L.C. Walker, Judge of Probate