

2404

BOOK 152 PAGE 524

STATE OF ALABAMA,

SHELBY COUNTY.

Before the undersigned authority personally appeared Mary Margaret Chesser, who is known to me and who being by me first duly sworn does depose and say:

I am personally acquainted with the following described land and have been for more than the past twenty years:

Begin at the SE corner of the SE 1/4 of Section 20, Township 19, Range 1 West and go thence North 2 degrees 45 minutes west, 1,543.3 feet along the east line of said Section 20; thence south 85 degrees 45 minutes west, 373.2 feet to the east margin of Alabama Highway No. 91; go thence in a southerly direction along the east margin of said highway to the intersection of said margin with the south line of said Section 20 which bound is more particularly described as follows:

South 0 degrees 15 minutes east, 192.7 feet; thence south 13 degrees 25 minutes west 131 feet; thence south 15 degrees 65 minutes west 62.5 feet; thence south 25 degrees 25 minutes west, 1,331 feet to the south line of said section; thence along the south line north 85 degrees 45 minutes east, 1,170 feet to the point of beginning. Also a tract of land situated in the E 1/2 of the SE 1/4 of said Section 20 more particularly described as follows:

Commence at the SE corner of the SE 1/4 of said Section 20 and go thence along the east line of said section north 2 degrees 45 minutes west 1,543.3 feet; thence south 85 degrees 45 minutes west 463 feet more or less, to a point on the west margin of Alabama Highway No. 91 which point is the point of beginning of the property herein described; thence north 14 degrees 15 minutes west 85 feet; thence south 34 degrees 15 minutes west 510.7 feet; thence south 58 degrees 00 minutes east 245 feet to the west margin of Alabama Highway No. 91; thence in a northerly direction along the west margin of said highway to the point of beginning which bound is more particularly described as follows:

North 25 degrees 20 minutes east 107 feet; North 20 degrees 20 minutes east 100 feet; North 12 degrees 50 minutes east 98 feet; North 5 degrees 20 minutes east 100 feet; North 3 degrees 50 minutes west 82.5 feet to the point of beginning;

Situated in Shelby County, Alabama.

My husband, L. P. Chesser, and I acquired title to that portion of the above described land which lies east of the Florida Short Route by warranty deed from F. H. Pearce and wife on January 18, 1932. This deed appears of record in Deed Book 100 at page 590 in the Probate Office of Shelby County, Alabama. On October 8, 1934, F. H. Pearce and wife, Dorothy Pearce, conveyed to me by warranty deed a portion of that property described above which is situated west of the Florida Short Route, also known as Alabama Highway No. 91. On February 4, 1939, F. H. Pearce and wife, Dorothy

Pearce, conveyed to Mrs. M. M. Chesser (who is one and the same as the undersigned Mary Margaret Chesser) by warranty deed the remainder of the land described above situated west of said Florida Short Route. As my husband or I acquired title to said property as stated above we went into possession thereof immediately and have retained possession of it and lived on it and constructed houses on certain portions of said property which houses have been rented by us or by me each and every year except as will be hereinafter stated. During said time, except as will be hereinafter stated, we have assessed and paid taxes on said property each and every year, claiming to own same against all the world and our possession thereof has been open, notorious, continuous, exclusive, hostile, adverse, peaceable and actual. We reside today on a portion of this property and since acquiring title to same we have lived on a portion of said property each and every year. In the year 1938 my husband and I conveyed this property to Ernest E. Lackey. This deed was never recorded. In 1939 Ernest E. Lackey and wife conveyed this property back to me or my husband. This deed likewise was not recorded but a copy of same appears in a court file in the equity division of the Circuit Court of Shelby County, Alabama, in the file of the case styled State of Alabama -vs- Ernest E. Lackey. Ernest E. Lackey has since executed a quit claim deed to me.

I hereby certify that William M. Greenwood has never asserted any claim to title to any portion of the property described above, nor has he had authority to sell any portion of said property since I have owned it. I further certify that H. L. Kimbrell and Mrs. H. L. Kimbrell together with R. Y. Yancey and Okey M. Meade, Jr. have no interest in the real estate described above. They at one time rented or leased Narrows Inn Cafe which building is situated on said property.

I further certify that the north boundary of the parcel of land situated east of said Florida Short Route and also that parcel of land situated west of the Florida Short Route, described above, is located in accordance with a survey prepared by J. R. McMillan, licensed surveyor, of Columbiana, Alabama, and that at the time J. R. McMillan surveyed the property F. H. Pearce was present and designated to J. R. McMillan the location of each of said northern boundaries.

Done this the 22 day of April, 1952.

Mary Margaret Chesser
Mary Margaret Chesser

Sworn to and subscribed before me on
this the 22 day of April, 1952.

Conrad M. Fowler
Notary Public

Filed in the office of the Probate Judge on the 23 day of Apr 1952 at 10 o'clock A M
and recorded in Deed Book 152 Page 524 this 24 day of Apr 1952.
Deed Tax Mortgage Tax has been paid.
L.C. Walker, Judge of Probate.