

2015

BOOK 158 PAGE 325

Just Deed
Self Admin

STATE OF ALABAMA,

SHELBY COUNTY.

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

I was acquainted with Sophia Arnett in her lifetime. She was the wife of William T. Arnett. She died about 1919 or 1920. At the time of her death she was a resident of Shelby, Alabama. William T. Arnett passed away approximately five years after her death. At the time of the death of Sophia Arnett there were five of her children who survived her. They were Jim Arnett, I. T. Arnett, Mabel Arnett, Ethel Arnett and Ettie Arnett. Ettie Arnett was my mother.

There was never any division of the estate of Sophia Arnett or William T. Arnett. Sophia Arnett, during her lifetime owned the NE 1/4 of SE 1/4 and 24 acres on the east side of the SW 1/4 of SE 1/4 and also 8 acres in the northwest corner of the SE 1/4 of SE 1/4, all in Section 6, Township 22, Range 1 East. William T. Arnett owned certain lands adjoining the above property and situated in Section 7, Township 22, Range 1 East. I am not exactly familiar with the possession exercised by these two persons over this property but I do know that their homeplace was situated in the southeast corner of the NW 1/4 of NE 1/4 of said Section 7, and that they lived thereon continuously year after year from my earliest recollection which dates back to approximately 1913 and they continued to reside thereon for several years. It is my understanding that prior to 1913 they had resided there for many, many years. My mother was born in this homeplace, which in my judgment would extend their possession back to 1890. It is also my understanding that it was the practice of William T. Arnett to farm portions of this property year after year or rent out portions of it to tenants who farmed same.

Mabel Arnett, who was the wife of J. S. Jones, during his lifetime acquired title of the other four heirs of Sophia Arnett to the above described property situated in said Section 6 in the following manner.

James R. Arnett and wife conveyed their interest in said property to I. T. Arnett by deed which appears of record in Deed Book 79 at page 38 in the Probate Office of Shelby County, Alabama. In 1933 the interest of the William T. Arnett estate was sold at tax sale for 1932 taxes and this interest was redeemed by Mabel Arnett Jones on September 4, 1934, at which time she received a certificate of redemption from the Judge of Probate of Shelby County, Alabama,

which appears of record in Deed Book 97 at page 524.

I. T. Arnett died about 1929 or 1930 and at that time he was a resident of Jefferson County, Alabama. His home was sold by his widow and shortly thereafter she moved from Alabama and I understand that she is alive today and lives somewhere in Tennessee. This widow, to my knowledge, has never claimed a dower interest in the property which is the subject matter of this affidavit.

Ettie Arnett conveyed her interest in this property to Mabel Arnett Jones in 1935 by deed which appears of record in the Probate Office of Shelby County, Alabama in Deed Book 98 at page 500. Ettie Arnett Averyt, my mother, was a widow at the time of this conveyance.

Ethel Arnett Jackson conveyed her interest to Mabel Arnett Jones by deed dated May 13, 1935, which deed appears of record in Deed Book 98 at page 502 in the Probate Office of Shelby County, Alabama.

In 1932 the interest of Mrs. P. A. Jackson, Mrs. J. S. Jones and Mrs. J. F. Averyt, Jr., also sometimes spelled Averet, was purchased at tax sale by J. S. Jones when said property was sold for 1931 taxes. As heretofore stated, J. S. Jones was the husband of Mabel Arnett Jones. He died the latter part of 1932 or early in 1933 according to my best recollection and left surviving him one son, Sidney Arnett Jones, who is now over twenty-one years of age and a resident of Jefferson County, Alabama, and his widow, Mabel Arnett Jones.

To my knowledge, Mabel Arnett Jones has claimed to own this property since about the middle of 1935 after she had acquired the interest of Ethel Arnett Jackson and Ettie Arnett Averyt. Since that time I have never heard of her claim of title being disputed by any person. During this time she has had open, notorious, continuous, adverse, exclusive, hostile, peaceable possession of said property against all the world. She has on occasions sold timber or paper wood therefrom and the homeplace heretofore mentioned has been rented by L. Bolton and other members of his family year after year for the last fifteen years prior to 1950, during which time they paid rent regularly to Mabel Arnett Jones.

Executed on this the 28th day of November, 1952.

Wylene Cohron
Wylene Cohron

Sworn to and subscribed before me on this the 28th day of November, 1952.

Conrad M. Souler Notary Public.

Filed in the office of the Probate Judge on the 4 day of Mar 1953 at 11 o'clock A. M.
and recorded in Deed Book 158 Page 325 this 6 day of Mar 1953.
Deed Tax Mortgage Tax has been paid.

L.C. Walker, Judge of Probate