

3007

STATE OF ALABAMA)
COUNTY OF SHELBY)

BOOK 160 PAGE 3

F. W. Rogan, being first duly sworn, on oath states that he is of the age of eighty years and has resided continuously in Montevallo, Shelby County, Alabama, all his life last past; that he is well acquainted with and knows the location of the following described real property:

Commencing at a point where the North right of way line of the Calera-Centerville Highway intersects the East line of the West half of the Northeast Quarter of Section 3, Township 24 North, Range 12 East, run thence west along said right of way line a distance of 627.2 feet to the point of beginning; thence at an angle of 82 degrees 42' to the right 694 feet to the South right of way line of the Southern Railroad; thence in a Southwest direction along the South right of way line of said Railroad to a point, said point being 176 feet West from the 694 feet line previously described; the Western boundary of the property herein described; thence in a southerly direction parallel with the east boundary line of the lot herein described to the North right of way line of the said Highway; thence easterly along the North right of way line of said Highway 170 feet to the point of beginning, situated in Shelby County, Alabama;

the affiant further states that for a period of more than twenty years last past F. L. Moore, and his predecessors in title, have been in actual, visible, notorious, uninterrupted, hostile, peaceable and adverse possession of the above described property, holding it under claim of a fee simple estate therein; that for several years prior to 1929 the said property was owned by Dr. J. T. Doster, the said J. T. Doster sold the property, sometime in 1929, to Montevallo Cotton Mills Inc., a corporation, in 1930 the Montevallo Cotton Mills Inc. went into receivership, and in 1939, by the receiver, the property was sold to P. C. Wilson, who later sold a portion of it to F. H. Frost and the balance to F. L. Moore, F. H. Frost conveying his portion to F. L. Moore; Montevallo Cotton Mills Inc. built a reservoir on a part of the said property in 1929 or 1930, F. H. Frost or F. L. Moore constructed a residence thereon about 1940, and the said F. L. Moore has resided on said property all of the time since the house was erected until the present, with the exception of a short period when he rented the premises; affiant further states that for a period of more than twenty years last past no person or parties other than the above named have been in possession of the above described property or exercised any claim to it, more particularly neither T. J. Peter nor his heirs, nor the Southern Mineral Land Company, nor the Alabama Carbon Company, nor Climax Coal Company, nor the Alabama Iron & Steel Company, nor Seaman D. Brown, nor John P. Figh, nor John T. Ellis, nor anyone holding under any of these named individuals, companies or corporations has been in possession or exercised any claim over or to the said property for the period of more than twenty years last past.

Affiant being further sworn states that there was about the turn of the century, about 1900, a spur railroad running from what is now the Southern Railroad to an ore mine and washer south of said Southern Railroad; that to the best of affiant's memory the said spur railroad joined what is now the Southern Railroad at least 200 feet southwest of the northwest corner of the above described property and that no part of said spur railroad was constructed over or on, or within fifty feet of, the above described property.

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Affiant further states that he is not related to any of the parties he has named in this instrument and that he has no interest or claim in or to the above described property.

Subscribed and sworn to by me, this 22 day of April, 1953.

F. W. Rogan

Subscribed and sworn to before me, a Notary Public in and for said County, in said State, by the said F. W. Rogan, who is personally known to be, and he duly acknowledged to me the execution of the foregoing instrument.

In Witness Whereof, I have hereunto set my hand this 22 day of April, 1953.

Beatrice Fancher
Notary Public

Filed in the office of the Probate Judge on the 23 day of Apr 19 53 at 10:30 clock A.M.
and recorded in Deed Book 160 Page 9 this 24 day of Apr 19 53.
Deed Tax _____ Mortgage Tax _____ has been paid.
L.C. Walker, Judge of Probate