

1260

STATE OF ALABAMA)

BOOK 191 PAGE 73

JEFFERSON COUNTY)

Before me, the undersigned Notary Public in and for said State at large, personally appeared John W. McCraney, who being first duly sworn deposes and says:

I am one and the same person that owns the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, Township 18 South, Range 1 East. I acquired said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ in 1933 and said NW $\frac{1}{4}$ of said SE $\frac{1}{4}$ in 1929. Shortly after or about the time that I purchased this property I built a four-room house on the said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$. I used this cabin as a recreation place and myself and family and went out many times, and the other 40 acres adjoins it and we were in actual, open, notorious possession of both tracts of land. I have sold timber off the entire tract of land on several occasions. I have never known of anyone making any claim to this land other than myself since I acquired the same.

I later leased the land to Gordy Whitfield, who has farmed the land for over twenty years, and has raised chickens and kept a cow, and generally used the land in connection with his farming operations for said period of time, including among other things the raising of cotton and corn. He has paid me rent in the sum of \$240.00 per year, and he still resides on the land, the rent being paid in full. This lease has been on an annual basis, and he understood that I was contemplating selling the property, and the purchaser would have to talk to him about staying there, or any lease, at that time.

I am informed that the abstract covering the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ described above shows a tax sale by the Tax Collector to one Barney Isbell in 1929, and I will state that Barney Isbell has never been on this land and that he has never made any claim to it or gone into possession of the land or any part of the same.

Further, I am informed that there appears in the abstract a mortgage which is recorded in the Office of the Judge of Probate of Shelby County, Alabama in Mortgage Book 172 at page 495, covering this land, which mortgage is dated the 30th day of April, 1936, and is

from myself and wife to Leeds Branch, The First National Bank of Birmingham. This mortgage has been paid in full, and I do not understand why it has not been satisfied of record. This is your authority to demand of the bank that they mark said mortgage satisfied and paid in full.

I further certify that I have paid taxes on the land every year that I have owned the same, up to and including the year 1957.

IN WITNESS to all of which I have hereunto set my hand and seal, this 9th day of January, 1958.

John W. McCraney
John W. McCraney

SUBSCRIBED and sworn to before me
this 9th day of January, 1958.

[Signature]
Notary Public

State of Alabama, Shelby County

I, L. C. Walker, Judge of Probate hereby certify that the within *affid* was filed in this office for record the *10* day of *Jan* 19 *58* at *1* o'clock *P* M, and recorded in *Deed* Record *191* Page *13* & examined *10* and the Mortgage Tax of \$ *23* Deed Tax of \$ *2* has been paid. Fee \$ *23* *L. C. Walker* Judge of Probate