

2291

STATE OF ALABAMA

SHELBY COUNTY

Before me, the undersigned authority in and for said County in said State, personally appeared R. T. McGraw, who, after being by me first duly sworn to speak the truth, deposes and says:

My name is R. T. McGraw and I have lived in Vincent, Alabama, all of my life and have all along been familiar with the following described lot:

Commence at the northwest corner of Section 14, Township 19, Range 2 East and run thence east along the north line of said Section 14 a distance of 647.90 feet to the east right of way line of Ala. Highway No. 25 (Main Street of Vincent); thence turn an angle of 110 deg. 55 min. to the right in a southerly direction along the east right of way of said Highway 25 a distance of 27.74 feet to the northwest corner of McGraw Brothers Garage Building, being the point of beginning; thence turn an angle of 90 deg. to the left and run east 100 feet to an alley; thence turn an angle to the right of 90 deg. and run southerly along the west right of way of said alley a distance of 25 feet to the northeast corner of Florey lot; thence turn an angle of 90 deg. to the right and run along north boundary line of said Florey lot a distance of 100 feet to East right of way line of Highway 25; thence turn an angle of 90 deg. to the right and run northerly along east boundary line of said Highway 25 a distance of 25 feet to the point of beginning; all being in NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 14, Township 19, Range 2 East, Shelby County, Alabama.

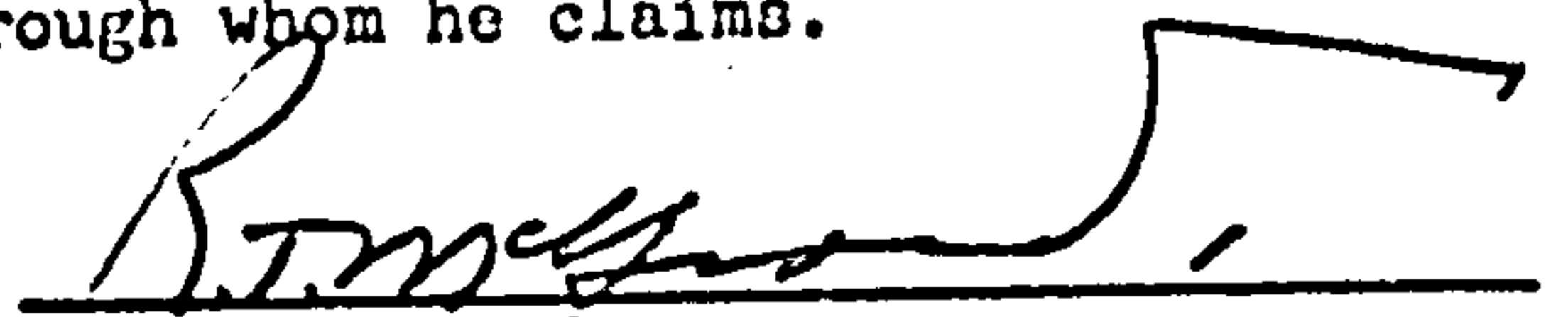
Affiant says he is familiar with the location of the lot and knows that the northwest corner of said lot adjoins the easterly line of Alabama Highway 25 and said northwest corner is situated 27.74 feet southwest of the Section line of said Section 14 when measured along the easterly line of said Highway 25. Affiant further says that the above described lot adjoins and lies along the northeasterly side of the Penn store lot, which Penn store lot is more recently known as the E. E. Florey lot. Affiant further says that the lot lying on the northeasterly side of the above captioned lot is known as the T. J. Martin lot. Affiant further says that the above captioned lot on its easterly side runs 25 feet along an alley. Affiant further says the above captioned lot is one and the same lot as that conveyed by Mary C. McCary and others to W. B. Freeze on May 1, 1907, as shown by Deed Book 37 page 578 in the Probate Office of Shelby County, Alabama. Affiant further says that that certain lot conveyed by W. B. Freeze to J. F. McGraw and S. E. McGraw in May of 1941, as shown by deed recorded in Deed Book 110 page 417 in said Probate Office is one and the same lot as that conveyed to Mr. Freeze in 1907, as mentioned above.

Affiant further says that he first recalls said lot described in detail above when W. B. Freeze owned it some 40 years ago and there was a building on the lot and a man by the name of Harris occupied it for approximately ten years and then J. W. Powers rented it 5 or 6 years, and both of these men used the same for a general mercantile business. Affiant says that Ed Florey used the same for a warehouse until about the year 1940. It is affiant's


recollection that the building burned sometime before the year 1941, when the McGraw Brothers purchased it as mentioned above. McGraw Brothers built a cement block building on the lot in 1945 and rented it to H. G. Duck, who used it as a garage until about the year 1958, and since that time, it has been rented out to various tenants until this very day. Affiant has owned the same since he purchased the interest of the heirs of the McGraw Estate.

There has been called to affiant's attention a deed from M. L. Kidd and husband to Mrs. E. E. Florey dated January 22, 1912, and recorded in Deed Book 83 page 39 in said Probate Office, and affiant says the lot described therein is known as the E. E. Florey lot mentioned above and adjoins and lies southwesterly of the above captioned lot. Affiant says that the deed from Mrs. Kate Florey, being one and the same as Mrs. E. E. Florey, to J. F. McGraw and S. E. McGraw dated October 10, 1945, and recorded in Deed Book 122 page 75 in said Probate Office, covers an undivided one-half interest in the northeasterly wall of the brick building situated on a lot known as Lot 10 and also known as the E. E. Florey lot and referred to above in this affidavit.

Affiant further says that throughout all the years he has known said lot, he has never heard of anyone contesting his title or disputing his possession or that of the persons through whom he claims.


R. T. McGraw

Sworn to and subscribed to before me
this the 22 day of January, 1964.


Notary Public for State of
Ala at Large


State of Alabama
Shelby County

Before me, the undersigned authority in and for said County in said State, personally appeared Signa M. McGraw, who, after being by me first duly sworn to speak the truth, deposes and says:

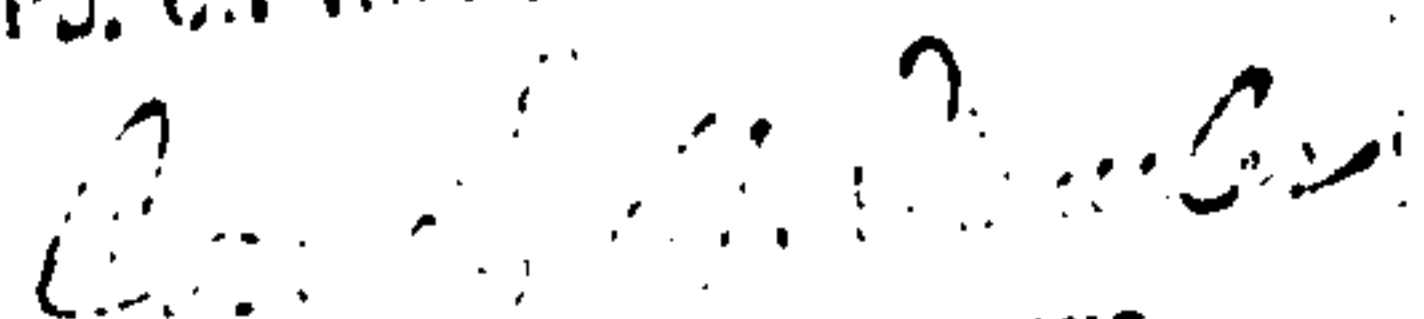
My name is Signa M. McGraw. I am 65 years of age and have been familiar with the matters and things mentioned above for the past 48 years and know the affidavit of R. T. McGraw above is true and correct.


Signa M. McGraw

Sworn to and subscribed to before me
this the 22 day of January, 1964.


Notary Public for State of
Ala at Large

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 1-30-64
RECORDED & INDEXED
& \$ 1.00 FILED TAX PAID
PD. ON THIS INSTRUMENT.


NOTARY PUBLIC