

2801

STATE OF ALABAMA
SHELBY COUNTY

Before me, the undersigned authority in and for said county in said state, personally appeared before me W. J. Bailey, who, after being by me first duly sworn to speak the truth, deposes and says:

My name is W. J. Bailey. I am 75 years of age and am the owner of the hereinafter described real property and have been familiar with it for several years prior to the time I purchased it. Said land being described as follows:

A part of Lot 3 Block 1 in West Manor Addition to the town of Montevallo according to map recorded in Map Book 3 page 60 in the office of the Probate Judge of Shelby County, Alabama, said parcel being described as: Begin at a point 50 feet southwest of the eastmost corner of said Lot 3, which point is on the west right of way line of the Montevallo and Calera Street and is 459½ feet southwest of the point where said street crosses the Southern Railroad right of way and from said beginning point, run in a southwesterly direction along the west line of said Street 50 feet to the eastmost corner of Lot 4 in said Block 1; thence in a northwesterly direction along the northerly line of said Lot 4, a distance of 337 feet to the right of way of the Southern Railway; thence along the same in a northeasterly direction 58 feet; thence in a southeasterly direction and parallel with the southwesterly line of said Lot 3 to the point of beginning;

ALSO Lot 4 in Block 1 West Manor Addition to the town of Montevallo, according to survey and map recorded in Map Book 3 page 60 in the office of the Probate Judge of Shelby County, Alabama; said lot being more particularly described as: Begin at a point on the west line of the Montevallo and Calera Street 509½ feet south of the place where said street crosses the south right of way line of the Southern Railway, said point of beginning being the southmost corner of Lot 3 in said Block 1; from said point of beginning run perpendicular to said street and along the southwesterly line of said Lot 3 a distance of 337 feet to the right of way of Southern Railway; thence along same in a southwesterly direction 116 feet; thence in a southeasterly direction and parallel with the northerly line of said Lot 4 a distance of 409 feet to the westerly line of said Montevallo and Calera Street; thence along the same in a northeasterly direction 100 feet to the point of beginning;

ALSO Lots 5, 6, 7, 8 and 9 in Block 1 and also West Drive and 2 alleys in West Manor Addition to the town of Montevallo according to survey and map recorded in Map Book 3 page 60 in said Probate Office; said property being described as: Begin at a point on the west line of Montevallo & Calera Street 609½ feet southwesterly of the place where said street crosses the south right of way line of the Southern Railroad, said point of beginning being the southmost corner of Lot 4 in Block 1 of said subdivision; from said point of beginning run perpendicular to said street and along the southwesterly line of said Lot 4, a distance of 409 feet, more or less, to the right of way of the Southern Railway; thence along same in a southwesterly direction 299.5 feet to the northmost corner of Lot 6 in Block 2 of said subdivision; thence in a southeasterly direction along the northerly lines of lots 1, 3, 4, 5, 6 in said Block 2, a distance of 569.7 feet, more or less, to the west line of said Montevallo and Calera Street; thence along same in a northeasterly direction 255 feet to point of beginning;

All being situated in the SE¼ of NE¼ and in the NE¼ of SE¼ of Section 4, Township 24, Range 12 East, Shelby County, Alabama.

Affiant says regarding a deed from J. L. Fancher and others to H. D. and Mrs. H. D. Edwards dated December 12, 1949, and recorded in Deed Book 141 page 155 in said Probate Office, covering certain lots southwest of affiant's property, affiant says the Edward's northeasterly line runs along the former southwesterly line of West Drive in West Manor and there is a fence along the line dividing the property of affiant and Edwards and there has never been a dispute about it.

Affiant says the deed from J. L. Fancher and others to affiant dated November 17, 1952, covers an alley and Lots 5 through 9 Block 1 plus West Drive, all as shown by map of West Manor Addition to the town of Montevallo, which deed is recorded in Deed Book 157 page 119 in said Probate Office. Affiant says he was with the surveyor when the land was surveyed and knows the description under which said property was conveyed to him covered said alley, lots and West Drive in said West Manor Addition. Affiant further says Mr. & Mrs. Edwards released their rights to claim any interest in West Drive when the same was vacated and they have never claimed any interest in the msame.

Affiant says he is familiar with the Marilla Mulkey land which is described in a deed from Della Ross Fitts and husband to Marilla Mulkey dated March 3, 1927, and recorded in Deed Book 81 page 434 in said Probate Office. Affiant says the Mulkey land lies southwest of the West Manor Addition property and that none of it touches affiant's property, but that said Mulkey property borders on the southwesterly side of the Edwards' property and the W. E. Lovelady, Jr. property.

W. J. Bailey
W. J. Bailey

Sworn to and subscribed to before me this
the 24th day of March, 1965.

Martin B. Jiner
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 3/26 2 PM 1965
RECORDED & 2 DOLL. TAX
& \$ 1.00 DEED FOR THIS INSTR.
PD. ON 3/26 1965
C. M. McEachern
JUDGE OF PROBATE