


1084

STATE OF ALABAMA)
COUNTY OF SHELBY)


19770826000089840 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/26/1977 12:00:00 AM FILED/CERT

AFFIDAVIT OF ADVERSE POSSESSION

TO ALL PERSONS WHOM IT MAY CONCERN:

Before me the undersigned authority, personally appeared C. D. Nichols and wife, Annie Mae Nichols, of lawful age who, first being by me duly sworn, on oath depose and say as follows:

The undersigned C. D. Nichols and wife, Annie Mae Nichols, hereby give notice as follows:

1. That they are in actual possession of the premises described as follows:

Begin at the point of intersection of the East line of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 17 South, Range 1 East, and the Northwest right-of-way line of Shelby County Highway #101 and run in a Southwesterly direction along the Northwest right-of-way line of said Shelby County Highway #101 a distance of 28.02 feet to a point; thence turn an interior angle of 61° 25' 10" and run to the right in a Northerly direction a distance of 150.00 feet to a point; thence turn an interior angle of 118° 34' 50" and run to the right in a Northeasterly direction a distance of 130.00 feet to a point; thence turn an interior angle of 61° 25' 10" and run to the right in a Southerly direction a distance of 150.00 feet to a point on the Northwest right-of-way line of Shelby County Highway #101; thence turn an interior angle of 118° 34' 50" and run to the right in a Southwesterly direction along the Northwest right-of-way line of said Shelby County Highway #101 a distance of 101.98 feet to the point of beginning.

2. That they have been in the actual possession of said premises continuously since October 1963.

3. That said possession is, and for all of said period of time has been, adverse to any claim of any other persons, who may claim an interest in said premises.

4. During the first year of our possession of said real property, we were in the process of obtaining a deed to the land and on the 13th day of January 1964, we received a deed which is recorded in Book 232, Page 586, in the Office of the Judge of Probate of Shelby County, Alabama, and the description in said deed purported to convey to us the property described hereinabove, however, the description in said deed was erroneous and the true and correct description of the property we have possessed all of these years is correctly described hereinabove.

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C.D. Nichols
R.1 Box 1035



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5. During the stated period of time, we have lived on the land in our home located thereon and it has been our sole residence for us and our children.

6. During the stated period of time, we have paid the ad valorem taxes each and every year as the same came due at the office of the Tax Collector of Shelby County, Alabama.

7. During the period of time above described, we have built an additional room on the house and made other improvements on the property and our occupancy and claim of title has been open, visible, continuous, notorious, peaceable, and adverse to all persons claiming an interest in the land and we have recognized no title superior to ours during all of the stated period.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 26th day of August 1977.

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C. D. Nichols (L.S.)
C. D. Nichols

Annie Mae Nichols (L.S.)
Annie Mae Nichols

Sworn to and subscribed before me this the 26th day of August 1977.

Vernon N. Adams
Notary Public.

STATE OF ALA. SHELBY CO.

1977 AUG 30 AM 10:11

Thomas A. [unclear]
JUDGE OF PROBATE

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\$ 4.05