

132

This instrument prepared by:
Arthur K. Lowen
11th Floor, Third National Bank Bldg.
Nashville, TN 37219

CLAIM OF OWNERSHIP

TO: Jim Gamble and
James L. Clayton
600 West Crest Est.
Hueytown, Ala. 35023

Take notice that the undersigned, ARTHUR K. LOWEN, TRUSTEE, (with full power to sell, transfer, convey, mortgage and encumber without joinder of any beneficiary) claims fee simple ownership of certain real estate in Shelby County, Alabama, to-wit:

That part of Lot 22 Block A per Nickerson's Addition to Alabaster lying Southwest of U. S. Highway 31 located in the municipality of Alabaster, in Section 1 Township 21 South Range 3 West. Map of Nickerson's Addition is recorded in Map Book 3, Page 69.

This parcel is shown on the Tax Assessor's map as 23 1 01 3 002 010.

Being the same property purportedly conveyed to the said Jim Gamble and James L. Clayton by quitclaim deed from Sherman Holland, Jr., of record in Book 131, Page 705, Probate Office for Shelby County, Alabama. Said "conveyance" was preceded by a void "conveyance" based upon an invalid tax sale by the State of Alabama.

Said tax sale resulted from a decree of the Probate Court of Shelby County, Alabama against "Unknown Owner". In fact, the owner was of record and was not made a party to such proceedings, and taxes were fully paid at the time of such decree. No divestment of title from the undersigned's predecessors in title was ever accomplished.

ARTHUR K. LOWEN

ATTORNEY-AT-LAW

11TH FLOOR, THIRD NATIONAL BANK BUILDING

201 FOURTH AVE. NORTH

NASHVILLE, TENNESSEE 37219

BOOK 143 PAGE 750

The claim of the undersigned is based upon the quitclaim deed from Gabe J. Tolan and wife Beverly Tolan, of record in Book 126, Page 52, said Probate Office, and preceding conveyances of record.

Submitted for recording this the 30th day of July, 1987.

Arthur K. Lowen Trustee
Arthur K. Lowen, Trustee

BOOK 143 PAGE 751

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Arthur K. Lowen, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 1987.

Judy L. Rockensock
Notary Public

My Commission Expires:

11/12/89.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 AUG -4 AM 8:41

Thomas A. Shaver, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>—</u>
2. Mtg. Tax	<u>—</u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.00</u>