

This instrument prepared by
the Corporate Real Est. L.
Dept. of Alabama Power Co.
Birmingham, Ala.

STATE OF ALABAMA)
SHELBY COUNTY)

By: *[Signature]*

Before me, the undersigned authority in and for said County in said State, personally appeared this day Joe Avery, who, being by me first duly sworn, deposes and says:

I am a bona fide resident citizen of Shelby County, Alabama, and have been for 72 years. I am over the age of twenty-one years, and I have been familiar with that certain realty in said State and County more particularly described as:

All that part of land being situated in the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) of Section 31, Township 20 South, Range 2 East, Shelby County, Alabama, being described as follows:

Begin at a point on the east line of said forty, 105 feet north of Southeast corner of said forty; thence run west for 210.0 feet to a point; thence run north and parallel with the east line of said forty for 105.0 feet to a point; thence run east for 210.0 feet to a point on the east forty line; thence run south along said east forty line for 105.0 feet to the point of beginning.

The above described property being one and the same as the property referred to in deed recorded in Deed Book 160, Page 744, Judge of Probate Office, Shelby County, Alabama, and also being recorded in Deed Book 316, Page 579, in the Probate Office of Shelby County, Alabama.

I have been familiar with the above described property and its owners since about 1946. At that time it was owned by T. O. Smith. The Smiths used the property for timberland most of the time. They later conveyed title to Charlie Mathis. Mr. Mathis built a house on the property and lived there. He had a vegetable garden on it and he lived there for 15 to 20 years and then he conveyed it to his son Otis Mathis. Otis lived there for a while and then he conveyed title to M. C. English in 1961. M. C. English has lived on the property and kept junk cars stored on it. It is my understanding, and I have been told, that M. C. English lost title to the captioned property through a foreclosure and that Johnny R. and Donna C. Johnson took title through a tax deed. The Johnsons have never lived on the property, but they had it surveyed and claim ownership.

I know of no one other than the owners named herein who has claimed title to the captioned property or used it since before 1946.

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[Signature]

It is my opinion that the owners named herein have held the captioned property in actual, open, hostile, exclusive, notorious and continuous possession since before 1946, and I do not know of any boundary line disputes over title to any of the property since before 1946.

Joe Avery
Joe Avery

Sworn to and Subscribed Before Me
this 30th day of January, 1990.

Matthew J. Johnson
Notary Public - State at Large

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 FEB -8 AM 10:38

William A. Snowling, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$	
2. Mtg. Tax	\$	
3. Recording Fee	\$	5.00
4. Indexing Fee	\$	3.00
5. No Tax Fee	\$	
6. Certified Fee	\$	1.00
Total	\$	9.00