

STATE OF ALABAMA)

SHELBY COUNTY)

By: 

Before me, the undersigned authority in and for said County in said State, personally appeared this day Lloyd B. Niven, 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 75 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:

Parcel 56

That part of a strip of land 375 feet wide that is located in the Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4) of Section 30, Township 20 South, Range 2 East, of the Huntsville Meridian, Shelby County, Alabama. Said strip of land being 175 feet to the right and 200 feet to the left of a center line described as follows:

Commence at the southwest corner of said Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4) of Section 30, as marked by an iron axle having coordinates in the East Zone of the Alabama State Plane Coordinate System of North 1004149.70 and East 301348.99; thence North 88 degrees 04 minutes 11 seconds West, 3.64 feet along the south line of the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) of Section 25, Township 20 South, Range 1 East, to the beginning of the center line to be described; thence North 00 degrees 01 minutes 25 seconds East, 1307.32 feet to a point on the north line of said Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) of Section 25, such point being the point of ending of the center line herein described, and being located North 89 degrees 54 minutes 16 seconds West, 22.45 feet from the northeast corner of said Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) of Section 25 as marked by a one and one-half inch crimped pipe.

The side lines of said described strip being elongated or shortened to terminate at points marked by axles on the north and south lines of said Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4) of Section 30.

Containing 4.8 acres, more or less.

I have been familiar with the above-described property, its use, and its owners since before 1946. At that time it was owned by the Estate of W. W. Wallace. They used the land for timberland and some of it lie idle at times and grew up in underbrush. Some of the land was used for pastureland and they also cultivated some of it. It is my understanding that Samuel H. and Lavonne H. Ramsey now own it. They use it for pastureland and woodland.

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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. 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.

Lloyd B. Niven
Lloyd B. Niven

Sworn to and Subscribed Before Me
4th day of Jan, 1990.

Milton J. Johnson
Notary Public - State at Large

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

90 FEB -9 AM 11:33

J. Thomas A. Summerville, Jr.
JUDGE OF PROBATE

Deed Tax	—
Mtg. Tax	—
Recording Fee	— 2.00
Indexing Fee	— 3.00
Ac. Tax Fee	—
Certified Fee	— 1.00
Total	— 6.00