

594

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

By.....

STATE OF ALABAMA)

SHELBY COUNTY)

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 62

That part of a strip of land 325 feet wide that is located in the Northwest Quarter (NW 1/4) of Section 31, Township 20 South, Range 2 East, of the Huntsville Meridian, Shelby County, Alabama. Said strip of land being 175 feet to the right and 150 feet to the left of a center line described as follows:

Commence at the southeast corner of the Northwest Quarter (NW 1/4) of Section 31, as marked by a concrete monument having coordinates in the East Zone of the Alabama State Plane Coordinate System of North 1000125.43 and East 303915.22; thence North 01 degrees 13 minutes 40 seconds East along the east line of the Northwest Quarter (NW 1/4) of Section 31, a distance of 104.54 feet to the northwesterly right-of-way of public Highway 25; thence North 40 degrees 10 minutes 10 seconds East, along the northwest line of said public highway right-of-way, a distance of 207.62 to the beginning of the center line to be described; thence North 56 degrees 13 minutes 47 seconds West, a distance of 123.29 feet to a tangent spiral point; thence northwesterly along a Euler spiral, concave to the northeast, central angle 2 degrees 00 minutes 00 seconds, 100 feet to a spiral curve point; thence northwesterly along the central curve, concave to the northeast, radius 1432.69 feet, central angle 06 degrees 19 minutes 17 seconds, 58.04 feet to a curve spiral point; thence northwesterly along a Euler spiral, concave to the northeast, central angle 2 degrees 00 minutes 00 seconds, 100 feet to a spiral tangent point; thence North 49 degrees 54 minutes 16 seconds West, 2417.10 feet to a tangent spiral point; thence northwesterly along a Euler spiral, concave to the northeast, central angle 2 degrees 00 minutes 00 seconds, 100 feet to a spiral curve point; thence northwesterly along the central curve, concave to the northeast, radius 1432.69 feet, central angle 49 degrees 54 minutes 59 seconds, 1147.91 feet to the point of ending of the center line herein described.

The side lines of said described strip being elongated or shortened to terminate at point marked by axles on the east, west, and north lines of said Northwest Quarter (NW 1/4) of Section 31.

Less and except, that portion of the described strip that lies within the Northeast Quarter of the Northwest Quarter (NE 1/4 of NW 1/4) of said Section 31, the

BOOK 278 PAGE 302

intersection of the side lines of said described strip and the west and south lines of said Northeast Quarter of the Northwest Quarter (NE 1/4 of NW 1/4) being marked by axles.

Also, less and except, that portion of the described strip that lies within a tract of land described in deed recorded in book 316, Page 580, of the Shelby County Records, the intersection of the side lines of said described strip and said tract being marked by axles.

Also, less and except, that portion of the described strip that lies within a tract of land described in deed recorded in Book 345, Page 873, of the Shelby County Records, the intersection of the side lines of said described strip and said tract being marked by axles.

Containing 24.1 acres, more or less.

PARCEL 63

That part of a strip of land 325 feet wide that is lying across a tract of land described in deed recorded in Book 345, Page 873, of the Shelby County Records located in the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) of Section 31, Township 20 South, Range 2 East of the Huntsville Meridian, Shelby County, Alabama. Said strip of land being 175 feet to the right and 150 feet to the left of a center line described as follows:

Commence at the southwest corner of the Northwest Quarter (NW 1/4) of Section 31, as marked by a concrete monument having coordinates in the East Zone of the Alabama State Plane Coordinate System of North 1000125.43 and East 303915.22; thence North 01 degrees 13 minutes 40 seconds East along the east line of the Northwest Quarter of Section 31, a distance of 104.54 feet to the northwesterly right-of-way of public Highway 25; thence North 40 degrees 10 minutes 10 seconds East, along the northwest line of said public highway right-of-way, a distance of 207.62 feet to the beginning of the center line to be described; thence North 56 degrees 13 minutes 47 seconds West, a distance of 123.29 feet to a tangent spiral point; thence northwesterly along a Euler spiral, concave to the northeast, central angle 2 degrees 00 minutes 00 seconds, 100 feet to a spiral curve point; thence northwesterly along the central curve, concave to the northeast radius 1432.69 feet, central angle 06 degrees 19 minutes 17 seconds, 58.04 feet to a curve spiral point; thence northwesterly along a Euler spiral, concave to the northeast, central angle 2 degrees 00 minutes 00 seconds 100 feet to a point, such point being the point of ending of the center line herein described.

The side lines of said described strip being elongated or shortened to terminate at points marked by axles on the boundary lines of said tract of land described in deed recorded in Book 345, Page 873.

Containing 0.06 acres, more or less.

BOOK 278 PAGE 303

I have been familiar with the above-described property, its use, and its owners since before 1946. At that time it was owned by Dr. Smith. They used the land for timberland and some of it lie idle at times and grew up in underbrush. They also used some of it for pastureland and grew corn on some of it. It is my understanding that it is still in the Smith Family in the name of Thomas O. Smith, III, and Carolyn M. Smith.

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.

BOOK 278 PAGE 304

Lloyd B. Niven
Lloyd B. Niven

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

Notary Public State at Large

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

90 FEB -9 AM 11:36

Judge of Probate
JUDGE OF PROBATE

1. Deed Tax	—	\$
2. Mtg. Tax	—	\$
3. Recording Fee	—	\$ 2.50
4. Indexing Fee	—	\$ 3.00
5. No Tax Fee	—	\$
6. Certified Fee	—	\$ 1.50
Total	—	\$ 7.00