

1694

THIS INSTRUMENT WAS PREPARED BY: ✓ MIKE T. ATCHISON, ATTORNEY 6699268
POST OFFICE BOX 822
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA
SHELBY COUNTY

AFFIDAVIT

Before me, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Clayton B. Taylor, Jr., who after being by me first duly sworn deposes and says on oath as follows:

My name is Clayton B. Taylor, Jr., and I am over the age of 21 years and am familiar with the following facts:

On May 13, 1988, Bruce Drake Andrews, H. Scott Gwin, and I sold to Mitchell P. Schencker and Kathryn W. Schencker, the property as described in Real Record 185, Page 958, in the Probate Office of Shelby County, Alabama. Said deed contains a legal description derived from a survey of the property, however, we intended to convey what was conveyed to us, and what we were in actual possession of, which is described as follows:

PARCEL I

The North 1/2 of the NE 1/4 of Section 15, Township 19, Range 1 East, lying East of Shelby County Highway 55, said property being a portion of the property described in Deed Volume 125, Page 167, and 168, as recorded in the Office of the Judge of Probate of Shelby County, Alabama. LESS AND EXCEPT the following; Begin at a point where the southeast right-of-way line of the Westover to Sterrett Road intersects the northerly line of Section 15 and run southwesterly along the margin of said right-of-way a distance of 550 feet to the true point of beginning thence run due East a distance of 400 feet; thence run due South a distance of 500 feet; thence run due West 425 feet, more or less, to the east and southerly right-of-way of said road, then run northerly and easterly along said right-of-way line a distance of 500 feet, more or less to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II

A parcel of land located in the SE 1/4 of NE 1/4, Section 15, Township 19 South, Range 1 East, Shelby County, Alabama; and more particularly described as follows: Beginning at the southeast corner of the NE 1/4 of NE 1/4 of said Section 15, thence North 88 degrees West 903 feet to a point of beginning being the northeast corner of the two-acre tract; thence South 2 degrees West 200 feet to a point; thence North 88 degrees West 435 feet to a point; thence North 2 degrees East 200 feet to a point; thence South 88 degrees East 435 feet to the point of beginning; being situated in Shelby County, Alabama.

It was our intention to convey to the Schenckers all the property we were in possession of. The only exception to the title should be the excepted portion of Parcel I, hereinabove, which is owned by Thomas L. McAliley and Lois B. McAliley.

Further the affiant saith not.

Sworn to and subscribed to before me
this 1st day of September, 1990.

Vicki Langston
Notary Public

My commission expires 11-16-93

Clayton B. Taylor, Jr.
CLAYTON B. TAYLOR, JR.
I CERTIFY THIS
INSTRUMENT WAS FILED
91 FEB 27 AM 9:45
JUDGE OF PROBATE

Rec'd 2.50
Jud 3.00
Cert 1.00
6.50