

By W.A. 4/2

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

I am a bona fide resident citizen of Shelby County, Alabama, and have
been such since 1958. 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:

Commence at the Northwest corner of Section 27, Township 19
South, Range 1 East; thence run South along the West line of
said Section a distance of 2629.03 feet; thence turn an angle
of 89 degrees 35 minutes 04 seconds to the left and run a
distance of 259.09 feet to a fence; thence continue in the
same direction along said fence line, a distance of 934.92
feet to the point of beginning; thence turn an angle of 93
degrees 21 minutes 37 seconds to the left and run a distance
of 672.90 feet to a point on the Southeast right of way of
U.S. Hwy 280; thence turn an angle of 73 degrees 13 minutes
05 seconds to the right and run along said Hwy. right of way
a distance of 380.81 feet to Hwy Sta. 825+00; thence turn an
angle of 11 degrees 18 minutes 36 seconds to the right and
run a distance of 101.98 feet to Hwy. Sta. 826+00; thence
turn an angle of 11 degrees 18 minutes 36 seconds to the left
and run a distance of 150.0 feet to Hwy. Sta. 827+50; thence
turn an angle of 11 degrees 18 minutes 36 seconds to the
left and run a distance of 101.98 feet to Hwy. Sta. 828+50;
thence turn an angle of 11 degrees 18 minutes 36 seconds to
the right and continue along said Hwy. right of way a
distance of 114.63 feet; thence turn an angle of 107 degrees
02 minutes 30 seconds to the right and run a distance of
962.08 feet to a fence; thence turn an angle of 92 degrees 56
minutes 38 seconds to the right and run along said fence line
a distance of 806.33 feet to the point of beginning.
Situated in Section 27, Township 19 South, Range 1 East,
Shelby County, Alabama.

LESS AND EXCEPT lands described in Deed Book 333, page 216
and Real Book 36, Page 989, recorded in Probate Office of
Shelby County, Alabama described as follows:

Commence at the Northwest corner of Section 27, Township 19
South, Range 1 East; thence run South along the West line of
said Section a distance of 2629.03 feet; thence turn an angle
of 89 degrees 35 minutes 04 seconds to the left and run a
distance of 1194.01 feet; thence turn an angle of 93 degrees
21 minutes 37 seconds to the left and run a distance of
252.90 feet to the point of beginning; thence continue in the
same direction a distance of 420.00 feet to the South right
of way of U. S. Hwy. No. 280; thence turn an angle of 73
degrees 13 minutes 05 seconds to the right and run along said
Hwy right of way a distance of 183.00 feet; thence turn an
angle of 106 degrees 46 minutes 55 seconds to the right and
run a distance of 420.00 feet; thence turn an angle of 73
degrees 13 minutes 05 seconds to the right and run a distance
of 183.00 feet to the point of beginning. Situated in
Section 27, Township 19 South, Range 1 East, Shelby County,
and containing 1.68 acres.

Also, less and except lands commencing at the Northwest

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corner of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama and run thence southerly along the west line of said Section 27 a distance of 2,629.03 feet to a point, thence turn an angle of 89 degrees 35 minutes 04 seconds to the left and run easterly a distance of 1,194.01 to the point of beginning of the property being described; thence continue along last described course a distance of 300.0 feet to a point; thence turn an angle of 91 degrees 52 minutes to the left and run northerly a distance of 252.90 feet to a point; thence turn an angle of 63 degrees 08 minutes to the left and run northwesterly a distance of 140.71 feet to a point; thence turn an angle of 43 degrees 38 minutes 55 seconds to the left and run southwesterly a distance of 183.0 feet to a point; thence turn an angle of 73 degrees 13 minutes 05 seconds to the left and run southerly a distance of 252.90 feet to the point of beginning, containing 1.93 acres and marked on each corner with a steel rebar pin.

I have known and been familiar with the above described land since 1958. Efford Gardener and wife, Ruby Gardener owned the land at that time. They used it for pasture land and had cattle on it. They also cut and bailed hay and fixed fences on the captioned property. In approximately 1983, they conveyed title to their daughter, being Linda Gardener Smith. Other than cutting the grass and maintaining the premises, Mrs. Smith and her husband have basically let the land lie idle.

I know that the above named owners have paid taxes and assessed the property since about 1958 and I do not know of any boundary line disputes to title to the property. It is my opinion that the above named owners have held the captioned property in actual, open, hostile, exclusive, notorious, and continuous possession since about 1958.

Eugene Hatcher
Eugene Hatcher

Sworn to and subscribed before me this
19th day of February, 1993.

Ernest G. Cloud
Notary Public-State at Large
my commission expires
August 21, 1993

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