

STATE OF ALABAMA
SHELBY COUNTY

AFFIDAVIT OF MURPHY T. STINSON

Before me, the undersigned authority, in and for said County, in said State, personally appeared Murphy T. Stinson, who, after being by me first duly sworn, deposes and says as follows:

My name is Murphy T. Stinson, and I am 64 years of age. I am a resident citizen of Shelby County, Alabama. I am familiar with the hereinafter described property located in Shelby County, Alabama:

Tract 1

Begin at the SE corner of the NW 1/4 of SW 1/4 of Section 5, Township 21 South, Range 1 East; thence North along the East boundary of the NW 1/4 of SW 1/4 a distance of 180 feet, thence West and parallel to the South boundary of said NW 1/4 of SW 1/4 a distance of 105 feet; thence South parallel to the East boundary of said NW 1/4 of SW 1/4 a distance of 180 feet to the intersection with the South boundary of said NW 1/4 of SW 1/4; thence East along the south boundary of said NW 1/4 of SW 1/4 a distance of 105 feet to the point of beginning. Said land is lying the NW 1/4 of SW 1/4 of Section 5, Township 21 Range 1 East.

Also, a parcel of land situated in the NE 1/4 of SW 1/4 of Section 5, Township 21 South, Range 1 East, described as follows: Commencing at the SE corner of the NW 1/4 of SW 1/4 of said Section; thence run North 2 deg. West along the East line of said forty a distance of 156.4 feet to the West right of way line of the Blue Springs Westover Highway; thence a distance of 156.74 feet to the South line of the NE 1/4 of SW 1/4 of said section; thence South 87 deg. 15 min. West a distance of 12.62 feet to the point of beginning.

Tract II

Commence at the SE corner of the NW 1/4 of SW 1/4 of Section 5, Township 21 South, Range 1 East, thence run North along the East line of said 1/4-1/4 Section a distance of 180.0 feet; thence turn an angle of 90 deg. 45 min. to the left and run a distance of 1.90 feet to the West Right of Way Line of Shelby County Highway #55 to the point of beginning thence continue in the same direction a distance of 103.10 feet; thence turn an angle of 89 deg. 15 min. to the left and run a distance of 153.87 feet to the North margin of a gravel road; thence turn an angle of 89 deg. 15 min. to the right and run along the North margin of said road a distance of 56.80 feet; thence turn an angle of 100 deg. 31 min. to the right and run a distance of 244.30 feet; thence turn an angle of 83 deg. 54 min. to the right and run a distance of 119.20 feet to the West Right of Way line of Highway #55; thence turn an angle of 86 deg. 20 min. to the right and run along said Right of Way line a distance of 61.86 feet; thence turn an angle of 4 deg. 37 min. to the left and run along said Right of Way line a distance of 18.35 feet to the point of beginning. Situated in the NW 1/4 of the SW 1/4 of Section 5, Township 21 South, Range 1 East, Shelby County, Alabama.

Tract III

Commence at the SE corner of the NW 1/4 of the SW 1/4 of Section 5, Township 21 South, Range 1 East, thence run North along the East line of said 1/4-1/4 Section a distance of 180.0 feet; thence turn an angle of 90 deg. 45 min. to the left and run a distance of 1.90 feet to the West Right of Way line of Shelby County Highway #55; thence continue in the same direction a distance of 103.10 feet; thence turn an angle of 89 deg. 15 min. to the left and run a distance of 153.87 feet to the North margin of a gravel road; thence turn an angle of 89 deg. 15 min. to the right and run along the North margin of said road a distance of 56.80 feet; thence turn an angle of 100 deg. 31 min. to the right and run a distance of 244.30 feet to the point of beginning, thence turn an angle of 96 deg. 06 min. to the left and run a distance of 189.87 feet to a point; thence turn to the left an angle of 90 deg. and run a distance of 243.33 feet to a point on the North margin of a gravel road; thence turn to the left and run Easterly along the North margin of said gravel road a distance of 168.17 feet to a point, which said point is also the southwestern corner of lot deeded by W.W. Stinson and Elizabeth Stinson to Doyce C. Armstrong by deed dated December 15, 1966 and recorded in Deed Book 246, page 212, in the Probate Records of Shelby County, Alabama; thence turn to the left and run Northeasterly a distance of 244.3 feet along the Westerly boundary of property deeded to Doyce by Deed Book 246 page 212, to the point of beginning.

Just # 1993-17048

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SHELBY COUNTY JUDGE OF PROBATE
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My grandparents on my father's side were David and Ida Stinson. Their children were Offie Stinson, W. W. Stinson, Sam Stinson, John Stinson, Neal Stinson, Alice Bradley, W. R. Glenn, D. F. Bolton and Elsie Hill. Ida Stinson died in approximately 1949, which occurred some time after the death of David Stinson. Subsequent to her death, the children of David and Ida Stinson divided the family property. Specifically, in regard to W. W. Stinson, it is my understanding that each of the children conveyed their interest in a portion of the property to W. W. Stinson. Subsequent thereto, I purchased from W. W. Stinson a part of his property. My recollection is that I obtained a conveyance from W. W. Stinson sometime before 1957. I built a house on the property that I purchased, and lived in the house for a time thereafter. My wife and I also purchased another parcel from W. W. Stinson in 1959, and shortly thereafter, we conveyed both parcels of the property we had purchased from W. W. Stinson to O. R. Farmer, Jr. and wife, Jo Farmer. The Farmers later conveyed the property to Doyce Armstrong and wife, Ann Armstrong. The property mentioned in this paragraph is set forth above in Tract I. It is my understanding that Doyce Armstrong and wife, Ann Armstrong later acquired title to Tracts II and III, and I understand all three parcels to be cotiguous.

Doyce Armstrong and wife, Ann Armstrong, have lived on said property, and have used it as their own, for more than 20 years. Specifically, they have lived in the house on the property, have remodeled said house, have paved the driveway, have mowed and maintained the yard, and built a garage and workshop, and have had gardens on the property. I have visited in the home with the Armstrongs and have helped Doyce work in his gardens. I have never heard the title to the property questioned by anyone. The general reputation in the community is that Doyce Armstrong and wife, Ann Armstrong, own said property. From my observations and knowledge, Doyce Armstrong and wife, Ann Armstrong, have been in the actual, open, notorious, exclusive, and hostile possession of said property under claim of right.

This the 14 day of May, 1993.

Murphy T. Stinson
Murphy T. Stinson

Sworn to and subscribed before
me this 14 Day of May, 1993.

Laura Brascher
Notary Public

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