

State of Alabama
Shelby County

Before me, the undersigned authority in and for said county and state personally appeared Troy Hoagland who is known to me and who being first by me duly sworn, deposes and says as follows;

That he is over 65 years of age and has lived in the Saginaw Community, Shelby County, Alabama continuously since the year 1951 to date of this affidavit. That he became personally acquainted with J. C. (Cliff) Knox in the year 1951. The affiant further states that when he moved to Saginaw, Alabama in the year 1951 J. C. (Cliff) Knox was living in the Saginaw Community and in the year 1954 he moved on property that lay west of highway 31 and east of L & N Railroad near the home of the affiant that said property is described as.

Commence at the Northwest corner of the Northwest Quarter of the Northeast Quarter, Section 18, township 21 South range 2 West. Run East along North line of said Quarter. Quarter a distance of 43.57 feet. Thence turn an angle of 73 Degrees 30 minutes to the right run a distance 401.00 feet to a point on the west right-of-way of highway 31, the point of the beginning. Thence turn an angle of 118 Degrees 25 minutes to the right run Northwesterly along a fence a distance of 135.36 feet to a point on the East line of the Northeast Quarter of the Northwest Quarter Section 18 township 21 South range 2 West. Thence turn an angle of 104 Degrees 44 minutes to the left, run along a fence on said Quarter - Quarter line a distance of 9.51 feet to a fence. Thence turn right run in a Westerly direction along a fence a distance of 244 feet M.L. to the east right-of-way of L & N Railroad. Thence in a Southeasterly direction along a fence on East right-of-way of said L & N Railroad a distance of 353 feet M.L. to where said L & N Railroad right-of-way intersects with the East line of the Northeast Quarter of the Northwest Quarter Section 18, township 21 South range 2 West. Thence run Northerly along east line of the Northeast Quarter of the Northwest Quarter a distance of 110.76 feet. Thence turn right and run Northeasterly along the center of gravel drive a distance of 233.72 feet to the West right-of-way of said highway 31. Thence turn left run along west right-of-way of said highway 31 a distance of 129.75 M.L. to the point of beginning.

J.C. (Cliff) Knox was in the actual, notorious, open, adverse, peaceful and exclusive possession of said property claiming to own the same in 1954. He used this property as a homestead and raised hogs that was under fence East of said L & N Railroad. He was in continuous, actual open, notorious and peaceful possession of said property from the year 1954 to the year 1963.

J. C. (Cliff) Knox sold said property to Wilburn A. Seales, who immediatly went into the actual, open, peaceful, notorious, adverse and exclusive possession claiming to own the same from the year 1963 until the date of this affidavit.

The affiant further states that he has known this property for 41 years and during all that time that he has known said property has never known or heard of anyone disputing the ownership of J. C. (Cliff) Knox or Wilburn A. Seales or anyone making claim to any part thereof.

In witness whereof I have hereunto set my hand and seal on this 12th day of May, 1995.

Troy Hoagland

Sworn to and subscribed before me, this 12th day of May, 1995.

Jon Ellen My
Notary Public
My Commission Expires 11/15/96

WILBURN SEALES
760 Hwy 31
ALABAMA HA 35807

05/15/1995-12572
08:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 8.50

2551-5661
Inst # 1995-12572