

AFFIDAVIT OF ADVERSE POSSESSION

STATE OF ALABAMA )

COUNTY OF SHELBY )

Before me, the undersigned authority in and for said County and State, personally appeared FRANCES DUNKLIN PATTERSON, who is known to me and who being first by me duly sworn, deposes and says as follows:

That my name is FRANCES DUNKLIN PATTERSON, and I was formerly known as FRANCES MARIE DUNKLIN. I am over 21 years of age, and I have lived in the Helena area of Shelby County, Alabama since prior to the year 1950 and to the date of this Affidavit.

That I have owned, and claimed to own the property described herein prior to the time that a house was built on the property, and that a house was built on the property prior to February, 1976. That I contracted with Mid-State Homes, Inc. for the said house to be built, and that I, FRANCES MARIE DUNKLIN, now known as FRANCES DUNKLIN PATTERSON, moved into the said house on or about February 23, 1976, and have lived in the said house since that time.

That the property on which the said house is located is more particularly described on "EXHIBIT A", which is attached hereto and made a part hereof by reference.

That I have been in the actual, notorious, open, adverse, peaceful and exclusive possession of this property, claiming to own the same since prior to February, 1976. That

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I used this property as a homestead, made improvements to the house and grounds, and that I have been in the continuous, actual, open, notorious and peaceful possession of the said property from prior to February, 1976, and remain so through the date of this Affidavit, and that during this time I have paid Taxes on the said property.

That I have known this property for over twenty (20) years, and during all the time that I have known the said property, I have never known or heard of anyone disputing my ownership, or of anyone making any claim to any part of said property.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 10<sup>th</sup> day of April, 1996.

Frances Dunkin Peterson  
AFFIANT

Sworn to and subscribed before me, this the 10<sup>th</sup> day of April, 1996.

Arnell Monte  
NOTARY PUBLIC  
My Commission Expires: 8-9-99

This Instrument Was Prepared By:  
Joel C. Watson  
Attorney at Law  
P.O.Box 987  
Alabaster, Alabama 35007

"EXHIBIT A"

AFFIDAVIT OF ADVERSE POSSESSION

RE: FRANCES DUNKLIN PATTERSON

Part of the West 1/2 of the NE 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at a point of intersection of the West line of the West 1/2 of NE 1/4 of said Section 15, with the North right-of-way line of that certain 100 foot railroad right-of-way, as shown on the tax plats as Seaboard Railroad, and being marked with an existing iron pin, run in a Northeasterly direction along said North right-of-way line for a distance of 580.89 feet to an existing iron pin; thence turn an angle to the left of 84deg.46'37" and run in a Northerly direction for a distance of 211.20 feet to an existing iron pin; thence turn an angle to the right of 84 deg.46'37" and run in a Northeasterly direction for a distance of 105.6 feet to an existing iron pin; thence turn an angle to the right of 95deg.13'23" and run in a Southeasterly direction for a distance of 106.20 feet to an existing iron pin; thence turn an angle to the left of 95deg.13'23" and run in a Northeasterly direction for a distance of 105 feet to an existing iron pin, being on the West line of Block E, Liberty heights, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 3, Page 26; thence turn an angle to the left of 84deg.46'37" and run in a Northerly direction along said West line of Block E, Liberty Heights, for a distance of 191.33 feet to an existing iron pin; thence turn an angle to the left of 86deg.38'50" and run in a westerly direction for a distance of 129.94 feet to an existing iron pin; thence turn an angle to the right of 90deg.14'45" and run in a Northerly direction for a distance of 242.04 feet to an existing iron pin; thence turn an angle to the right of 180deg.00'00" back along the previous course Southerly 97.02 feet to a set iron pin and the Point of Beginning; thence turn an interior angle to the right of 104deg.02'28" for a distance of 126.57 feet to a set iron pin on the West line of Block E, Liberty Heights; thence turn an angle to the right of 72deg.21'37" and run Southerly for a distance of 113.98 feet to an existing iron pin; thence turn an interior angle to the left of 86deg.38'50" and run Westerly for a distance of 129.94 feet; thence turn an angle to the right of 90deg.14'45" and run Northerly for a distance of 145.02 feet to the Point of Beginning.

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