

AFFIDAVIT OF ADVERSE POSSESSION

STATE OF ALABAMA)

SHELBY COUNTY)

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

That he is over 69 years of age and has lived in the City of Helena, Shelby County, Alabama continually since the year 1927 until the date of this Affidavit, that he became personally acquainted with the property which is the subject of First American Title Insurance Company Binder No. 103144 in the year 1940 and with the husband of Fannie Bunch aka Fannie Long who name was James H. Bunch, Sr. in the year 1940 and personally acquainted Fannie Long or aka Fannie Bunch when the parties married on or about 1956. I know personally that Fannie Bunch aka Fannie Long and her predecessors in title, her husband James H. Bunch and predecessors prior to them have been actual, notorious, open, adverse, peaceful and exclusive possession of this property and claiming to own same since March 1, 1963. I personally know that a Richard Horton and Charles Cook owned the property before Mr. and Mrs. Bunch and I had also seen both of those parties exercise dominion and control over the two lots in question and that the land was in the continuous, open, notorious and peaceful possession of the predecessors in title of James H. Bunch and Fannie Bunch prior to the Bunches purchasing same. I have personally observed James H. Bunch and Fannie H. Bunch and their predecessors in title Richard Horton and Charles Cook mow the grass, tend to the property by cutting tree limbs, clean, cut bush and shrubs, and otherwise generally maintaining said lots.

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I would further state that I have lived and worked in close proximity, inasmuch as, I ran a business, Mullins Grocery Store, in Helena area which is within four blocks of the property and that I operated said grocery store since October 1953 until February 1983. I continue to reside in the immediate area.

The affiant further states that all during the times stated above, he has known the above lots and the property which is subject to the First American Title Binder No. 103144., he has never heard of anyone disputing the ownership of Fannie Bunch or her predecessors in title or the heirs of Fannie Bunch or anyone making any claim of any part thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the

21 day of June, 1996.

Kenneth Mullins
Kenneth Mullins

Sworn to and subscribed before me, this 21st day of June, 1996.

Joe Wilton
Notary Public

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