

STATE OF ALBAMA )  
:  
SHELBY COUNTY )

Inst # 1998-51629

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

I am a bona fide resident citizen of Shelby County, Alabama. 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:

A parcel of land located in a portion of the Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4) of Section 28, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the southwest corner of Section 28, Township 21 South, Range 3 West, Shelby County, Alabama, marked with a 1" open pipe; thence run North 16 degrees 05 minutes 22 seconds East a distance of 1629.90 feet to a 1 1/2" open pipe, said point being the point of beginning of the hereinafter described parcel; thence run North 12 degrees 17 minutes 44 seconds West a distance of 295.18 feet to a 1" pipe; thence run North 12 degrees 17 minutes 44 seconds West a distance of 4.99 feet to a 1 1/2" capped pipe; thence run North 81 degrees 35 minutes 33 seconds East a distance of 390.11 feet to a 1 1/2" capped pipe, said point being on the west right of way of Shelby County Road #17; thence run southeasterly a chord bearing South 28 degrees 49 minutes 00 seconds East, a chord distance of 390.68 feet along the west right of way of said county road along a non-tangential curve concave to the east curve to the left having a radius of 1331.10 feet, to a point marked by a 1/2" rebar; thence run South 89 degrees 38 minutes 49 seconds West a distance of 511.38 feet to the point of beginning. Said parcel containing 3.27 acres, more or less. All bearings are based on Alabama State Plane West Zone Grid.

I have been familiar with the above-described property, its use and its ownership for the past 45 years. At that time it was owned by Ella Louise Sewell and husband, Joseph T. Sewell. In 1957, this land was conveyed to the Sewell's son, Joseph Eugene Sewell. I understand that Joseph Eugene Sewell has conveyed a one-half interest in this property to his daughter, Anita Davis. A portion of the land has been cleared, corn has been grown on the land, and Joseph Eugene Sewell and his daughter exercised all rights of ownership.

I know of no one other than the owners named herein who have claimed title to the

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captioned property during the past 45 years. It is my opinion that the owners named herein have held the captioned property in actual, open, hostile, exclusive, notorious and continuous possession during this time, and I do not know of any boundary line disputes over title to any of the property during this 45 year period.

Mandy Alexander

Sworn to and subscribed before me, this  
22<sup>nd</sup> day of December, 1998.

Sara R. Parks

Sara R. Parks  
Notary Public – State at Large

Commission expires: 6/22/2000

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