

AFFIDAVIT OF ADVERSE POSSESSION

STATE OF ALABAMA
SHELBY COUNTY


20021203000599680 Pg 1/2 17.00
Shelby Cnty Judge of Probate, AL
12/03/2002 10:00:00 FILED/CERTIFIED

Before me, the undersigned authority, in and for said County and State, personally appeared Franklin D. Matherson who, being known to me and being by me first duly sworn, deposes and says as follows:

That he is 65 years of age and presently resides at 471 Fulton Springs Road, Alabaster, AL 35007, and that he has been acquainted with the occupation, use and possession of the following described property for the last past 28 years:

Commence at the Northeast corner of the SW 1/4 of the NE 1/4 of Section 14, Township 21 South, Range 3 West, Alabaster, Shelby County, Alabama, and run Southerly along the East line of said Quarter-Quarter Section 291.29 feet to a point; thence turn 90 degrees 00 minutes 00 seconds right and run Westerly 539.98 feet to a point; thence turn 75 degrees 21 minutes 30 seconds right and run North-Northwesterly a distance of 105.00 feet to a point on the Northerly margin of Shelby County Highway No. 26 and the point of beginning of the property being described; thence continue along last described course 296.00 feet to a point; thence turn 122 degrees 47 minutes 14 seconds left and run 91.17 feet to a point; thence turn 70 degrees 06 minutes 30 seconds left and run 21.17 feet to a point; thence turn 65 degrees 27 minutes 45 seconds right and run 151.46 feet to a point; thence turn 10 degrees 01 minutes 00 seconds right and run 21.70 feet to a point; thence turn 14 degrees 31 minutes 40 seconds right and run 39.75 feet to a point; thence turn 79 degrees 09 minutes 40 seconds left and run 75.22 feet to a point; thence turn 00 degrees 25 minutes 20 seconds right and run 21.29 feet to a point on the same said Northerly margin of same said Highway No. 26 in a curve to the left having a central angle of 28 degrees 07 minutes 39 seconds and a radius of 509.48 feet; thence run Easterly along the arc of said curve an arc distance of 250.11 feet to the point of beginning. According to survey of Joseph E. Conn, Jr., PLS #9049, dated October 15, 1993.

The above described property is one and the same as the property conveyed by deed from Robert Furline, Sr. and wife Virgie Furline to Franklin D. Matherson and Jessie Faye Matherson, dated February 14, 1974, as shown in Deed Book 285 page 395 in the Probate Office of Shelby County, Alabama.

Further deposing, affiant says that he and his wife, Jessie Faye Matherson, are the present owners of said property, have assessed said property for taxes and paid taxes on the same for each and every year that the said property has been owned by them; that no other person, firm, or corporation has paid taxes on said property other than the present owner and predecessors in title.

9NB56 / E. Conn. Place

Further deposing, affiant says that at the present time he and his wife own said land in fee simple, and since the time that affiant first acquired the land in 1974 it has been occupied by them actually, exclusively, openly, notoriously, hostilely and continuously and affiant has never heard their title questioned in any way.

Franklin D. Matherson
Franklin D. Matherson

STATE OF ALABAMA
COUNTY OF SHELBY

20021203000599680 Pg 2/2 17.00
Shelby Cnty Judge of Probate:AL
12/03/2002 10:00:00 FILED/CERTIFIED

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Franklin D. Matherson, whose name is signed to this instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she executed the same voluntarily.

Given under my hand and official seal this 25th day of November, 2002.

William R. Jester
Notary Public

