

AFFIDAVIT OF ADVERSE POSSESSION AND TO CLEAR TITLE

THE STATE OF ALABAMA
Shelby COUNTY

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

That they are over 19 years of age and have lived in the City of Columbiana Shelby County, Alabama, continuously since the year 1999 to the date of this Affidavit. That they became personally acquainted with Pat Hughes (present owner) in the year 1999.

The Affiants further state that when they moved to the City of Columbiana in the year 1998, Pat Hughes was living on the property described in that deed recorded in Book 225 at page 39, being dated 4/20/63 and filed for record 4/20/63 in the Probate Records of Shelby County, Alabama.

The Affiants affirms that it was the true intentions of Ernest Delano Braxton (prior owner), to convey fee simple title to Pat Hughes (present owner).

That the said property is described as follows:

Lot number 8 in Block One of Columbiana Homes, Inc., Subdivision, according to map or plat of said subdivision recorded in Map Book 3 at page 82, Office of Judge of Probate of Shelby County, Alabama.

That Pat Hughes has been in the continuous, actual, open, notorious, adverse, peaceful and exclusive possession of this property claiming to own the same since the year 1999. That she has used this property as a homestead and that she has been in the continuous, actual, open, notorious and peaceful possession of said homestead from the year 1999 to the present time. She has assessed and paid taxes on said property during this time.

The Affiants further state that they have known this property for 9 years and during all the time that they have known said property that they have never known or heard of anyone disputing the ownership of Pat Hughes or anyone making claim to any part thereof.

In Witness Whereof, we have hereunto set our hands and seal on this the 9th day of January, 2008.

Nadine Jainer
Affiant

The State of Alabama
Shelby County

I, THE UNDERSIGNED, a Notary Public in and for said County and State, hereby certify that _____ whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, s/he executed the same voluntarily on the day the same bears date.

Given under my hand this the 9th day of January, 2008.

My Commission Expires:

8/19/09

James B. Haenrich
Notary Public

