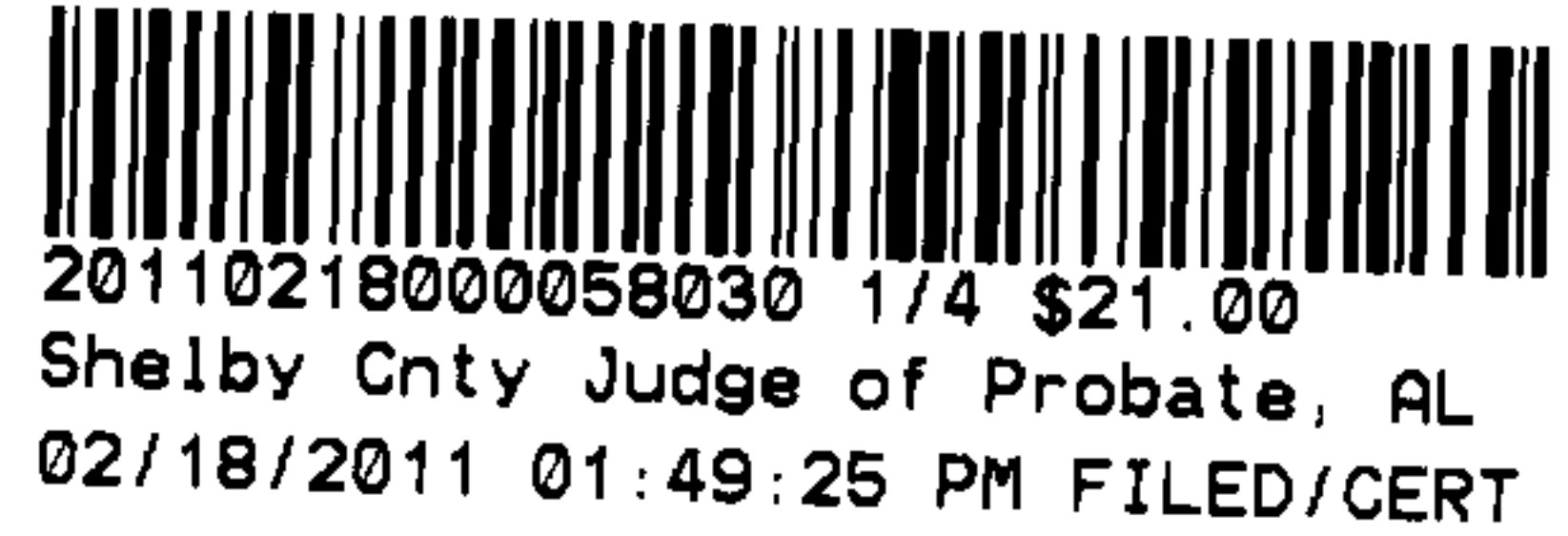


AFFIDAVIT OF ADVERSE POSSESSION AND TO CLEAR TITLE

STATE OF ALABAMA

COUNTY OF SHELBY




On this 18<sup>th</sup> day of February 2011, before me appeared Peg Scott, who proved to me on the basis of satisfactory evidence her identity, who being by me duly sworn, deposes and states as follows:

1. My name is Peg Scott. My address is 261 Victoria Station Maylene, AL 35114. I have lived in the vicinity of this property for 10 plus years. I am over the age of 19 years. I so state that I have known the Jerald Johnson family since the approximate year of 1985.
2. I am well acquainted with the Ownership and Possession of the following described property in Shelby County, Alabama to wit: (Please see the attached legal description and sketch dated 02-17-2011. The Parcel being claimed by adverse possession is indicated by the measurements of 210.17' by 76.31' (More or Less).
3. The herein described property has the address of 388 hwy 260 Maylene, AL 35114 and 721 hwy 270 Maylene, AL 35114
4. Jerald W. and Sandra F. Johnson (as well as the parents of Jerald W. Johnson, who were William C. and Kathleen M. Johnson) since 1940-1943 have been in the actual, open, notorious adverse, peaceful and exclusive possession of said premises. The Parcel being claimed has been fenced during this time (60 plus years).
5. The Affiant further states that during all of said time, she has never known or heard of anyone disputing the ownership of the above described property or anyone making claim to any part thereof.
6. Affiant further states that the Johnson Family has been in continuous, actual, open, notorious, adverse, peaceful, and exclusive possession of this property by her knowledge since 1940-1943 less and except that area currently being occupied by Evelyn Clara Majors. That they have been in peaceful possession of said property from 1940-1943 until the present date of this Affidavit. They have assessed and paid the property taxes on this property since that time.


In Witness Whereof, I have hereunto set my and seal on this the 18<sup>th</sup> day of February, 2011

**The title was not examined on the above described property. Information to prepare this affidavit was furnished by the Johnson family and the Affiant**

  
\_\_\_\_\_  
Affiant

State of Alabama

County of Shelby

  
20110218000058030 2/4 \$21.00  
Shelby Cnty Judge of Probate, AL  
02/18/2011 01:49:25 PM FILED/CERT

Sworn to and subscribed before me on this the 18<sup>th</sup> day of FEB, 2011

Norma H Walk (Seal)

Notary Public

My Commission Expires: 02-18-2014  
Norma H. Walk  
My Commission Expires  
02-18-2014

A parcel of land situated in Northeast quarter of the Northwest quarter of Section 17, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows;

Commence at the Northeast corner of the Northwest quarter of said Section 17; Thence run North 89 degrees, 40 minutes, 39 seconds West along the North line of said Section 17 for a distance of 450.00 feet to a point; thence run South 13 degrees, 16 minutes, 47 seconds East for a distance of 133.73 feet to a 1" iron pin found at the point of beginning; thence run South 11 degrees, 02 minutes, 51 seconds East for a distance of 76.31 feet to an iron pin set; thence run South 77 degrees, 31 minutes, 53 seconds West for a distance of 210.00 feet to a point; thence run North 11 degrees, 12 minutes, 15 seconds West for a distance of 78.85 feet to a 1" iron pin found; thence run North 78 degrees, 13 minutes, 25 seconds East for a distance of 210.17 feet to the point of beginning; said parcel containing 16,295 square feet, more or less.



20110218000058030 3/4 \$21.00  
Shelby Cnty Judge of Probate, AL  
02/18/2011 01:49:25 PM FILED/CERT



SOUTHERN RAILROAD ROW

GRAVEL DRIVE

SECTION 8  
SECTION 17

N 89°40'39" W  
450.00' PDC

NORTHEAST CORNER  
NW 1/4, SECTION 17  
T 21 S, R 3W

20110218000058030 4/4 \$21.00  
Shelby Cnty Judge of Probate, AL  
02/18/2011 01:49:25 PM FILED/CERT

SCALE: 1" = 60'

DEED BOOK 175, PAGE 364

N 78°13'25" E  
210.17'

16,295± SQ FT

210.00'

S 77°31'53" W

N 11°12'15" W  
78.85'

S 13°16'47" E  
133.73'

S 11°02'51" E  
76.31' PDB

# SKETCH TO ACCOMPANY A LEGAL DESCRIPTION

THIS IS NOT A SURVEY

PREPARED BY:  
SURVEYING SOLUTIONS, INC.  
2232 CAHABA VALLEY DRIVE SUITE F  
BIRMINGHAM, AL 35242  
TEL: (205) 991-8965

## LEGAL DESCRIPTION

A parcel of land situated in Northeast quarter of the Northwest quarter of Section 17, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows;

Commence at the Northeast corner of the Northwest quarter of said Section 17; Thence run North 89 degrees, 40 minutes, 39 seconds West along the North line of said Section 17 for a distance of 450.00 feet to a point; thence run South 13 degrees, 16 minutes, 47 seconds East for a distance of 133.73 feet to a 1" iron pin found at the point of beginning; thence run South 11 degrees, 02 minutes, 51 seconds East for a distance of 76.31 feet to an iron pin set; thence run South 77 degrees, 31 minutes, 53 seconds West for a distance of 210.00 feet to a point; thence run North 11 degrees, 12 minutes, 15 seconds West for a distance of 78.85 feet to a 1" iron pin found; thence run North 78 degrees, 13 minutes, 25 seconds East for a distance of 210.17 feet to the point of beginning; said parcel containing 16,295 square feet, more or less.

I, Carl Daniel Moore, a registered Land Surveyor, certify that all parts of the above legal description and sketch have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

*Carl Daniel Moore*  
Carl Daniel Moore, Reg. L.S. # 12159

02-17-11  
Date of Signature

ORDER #100677  
ACAD\Boundaries\JOHNSON17\_21S\_3W SKETCH