


206.000.00

SEND TAX NOTICE TO:
Philip K. Duke
2337 Altadena Crest Drive
Birmingham, AL 35242


20110831000257510 1/2 \$221.00
Shelby Cnty Judge of Probate, AL
08/31/2011 01:16:03 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 08/31/2011
State of Alabama
Deed Tax: \$206.00

WARRANTY DEED

KNOWN TO ALL MEN BY THESE PRESENTS, that

Philip Kent Duke, that for the sum and in consideration of paying yearly property taxes and other good valuable consideration, this day in hand, the undersigned, does Hereby, make a claim of right as being the rightful owner and occupant of said listed property, all of it's right, title and interest in and to the following described property situated in Shelby County, Alabama to-wit:

Lot 6, according to the Survey of Legacy Parc, as recorded in Map Book 27, Page 9, in the Probate Office of Shelby County, Alabama
Parcel Number 14 3 07 3 000 011 010

Subject to existing easements, set back line and right of way.

This instrument is to serve as an **affidavit of claim**, which has meritorious cause of action. This claim asserts that the property is being claimed as having an **Adverse Title**. Said claim is being made under the claim of an adverse possession. State of Alabama Code of 1975, Section 5-6-200.

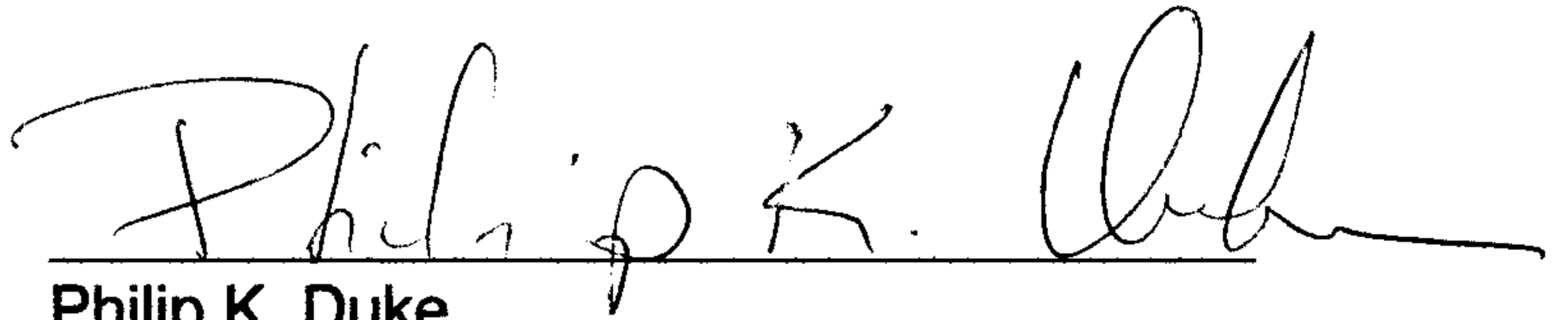
I make the aforementioned claim of right, that the use of said property will be continuous, exclusive hostile, open and notorious.

The last recorded Instrument on the aforementioned property is Instrument Number 20110803000225630, dated August 3, 2011, in the Probate Court of Shelby County Alabama.

WHEREFORE, this deed is contested prior to the prescriptive period and found to be a defeasible deed, than Philip K. Duke will be paid back all property taxes paid on the aforementioned property as well as interest at the rate of 12%, which is the current rate allowed by the State of Alabama at the time of this filing. All improvements, fixtures, additions, replacements, etc., on the aforementioned property will be paid back to Philip

K. Duke upon proper documentation and receipts being presented as well as interest at the rate of 6%.


IN WITNESS WHEREOF, Philip K. Duke has executed this document on the 31 day of August, 2011.

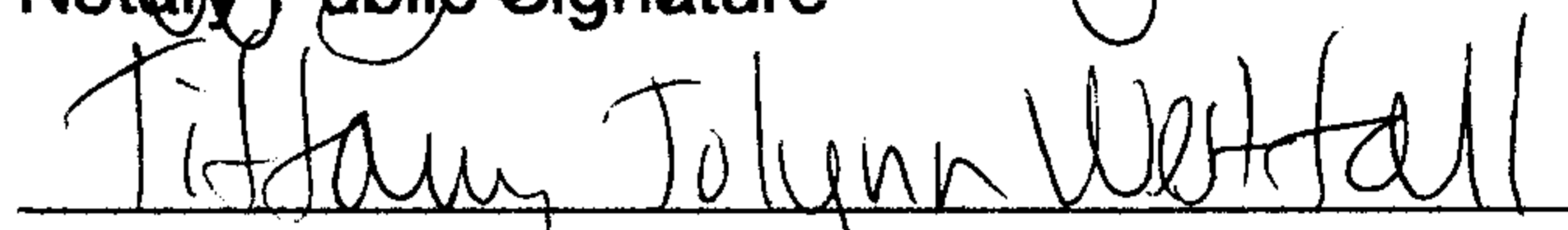

Philip K. Duke

STATE OF ALABAMA)
COUNTY OF SHELBY)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that the foregoing instrument, was signed by Philip K. Duke in my presence on the 31st day of August, 2011.

Given under my hand and official seal.


Notary Public Signature


Notary Public Name Handwritten

My Commission Expires:  **COMMISSION EXPIRES: Jun 21, 2014**
SHELBY COUNTY NOTARY PUBLIC UNDERWRITER


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