

STATE OF ALABAMA)
COUNTY OF SHELBY)

ADVERSE POSSESSION AFFIDAVIT

Re: 52274 Highway 25, Vandiver, Alabama 35171

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

COMMENCING AT AN IRON PIPE AT THE NORTHWEST CORNER OF THE NW 1/4 OF NE 1/4 OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 1 EAST AND RUN THENCE MAGNETIC SOUTH 4 DEGREES, 16 MINUTES AND EAST ALONG OLD FENCE LINE A DISTANCE OF 1313.4 FEET TO THE SOUTHWEST CORNER OF THE SAID NW 1/4 OF NE 1/4 OF SAID SECTION 14; RUN THENCE 90 DEGREES LEFT ALONG THE SOUTH LINE OF SAID FORTY ACRES 660 FEET; THENCE RUN NORTH 87 DEGREES, 27 MINUTES TO THE LEFT AND ALONG THE EAST LINE OF JAMES L. BAKESR PROPERTY TO THE INTERSECTION THEREOF WITH THE SOUTH RIGHT OF WAY LINE OF THE PAVED STERRETT-VANDIVER ROAD (ALABAMA HIGHWAY NO. 25) WHICH IS THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID PAVED ROAD, A DISTANCE OF 200 FEET; THENCE RUN NORTH, PARALLEL WITH THE WEST LINE OF SAID 1/4-1/4 SECTION, A DISTANCE OF 150 FEET; THENCE RUN NORTHWESTERLY A DISTANCE OF 200 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID JAMES L. BAKER PROPERTY WHICH IS 200 FEET NORTH OF THE POINT OF BEGINNING; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID JAMES L. BAKER PROPERTY A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

BEFORE ME, the undersigned, a Notary Public in and for said State and County, personally appeared, **Ted Crockett** and **Jamie G. Crockett**, who, first being duly sworn by me, deposes and says as follows:

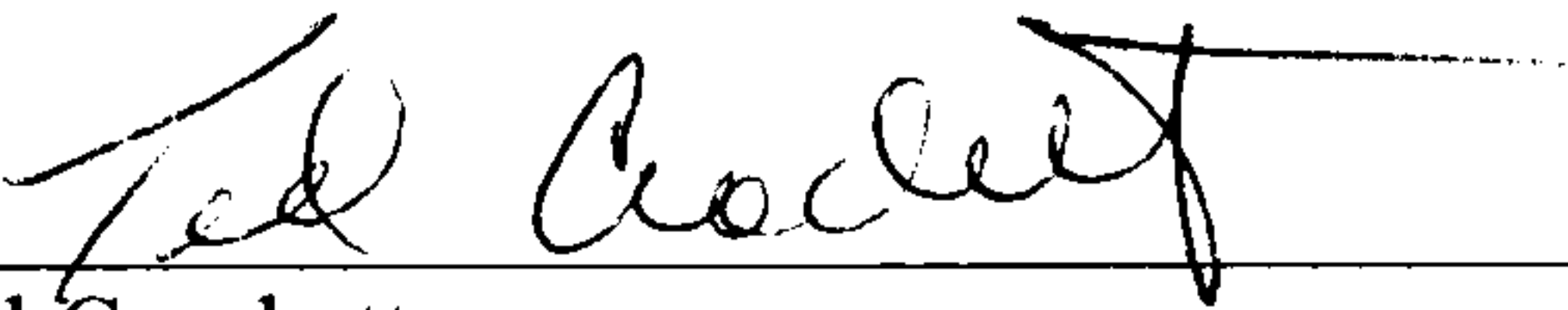
Affiants state that of their own knowledge and belief that **Ted Crockett** and **Jamie G. Crockett** have owned the above described property and used the same as a rental property since September of 2003 for a continuous period of more than twelve (12) years; that **Ted Crockett** acquired title by that certain statutory warranty deed dated September 26, 2003, said deed being recorded in Instrument No. 20031008000678500, in the Probate Office of Shelby County, Alabama; that **Ted Crockett** and **wife, Jamie G. Crockett** did convey title to said property to **TC Vandiver, LLC**, an Alabama limited liability company, of which **Ted Crockett** and **wife, Jamie G. Crockett** are the only members. Said deed to **TC Vandiver, LLC** being recorded in Instrument No. 20081205000458140, in the Probate Office of Shelby County, Alabama; that **TC Vandiver, LLC** and **Ted Crockett** and **wife, Jamie G. Crockett**, along with their tenants and their predecessors in title have owned and used in open, actual, peaceful, exclusive and continuous possession of said property, going and coming in one's usual manner; that said property has been used as a rental property of the doublewide manufactured home located on the property, using the other home as a storage facility, parking a large RV or motorhome on the property, using driveway, side yard, landscaping area, mowing the lawn, trimming and maintaining the bushes and shrubs located thereon since September of 2003; the parcel identification number of said property is 04-6-14-0-001-004.000. Affiant further states that to their knowledge and belief no other parties have claimed any interest in said property.

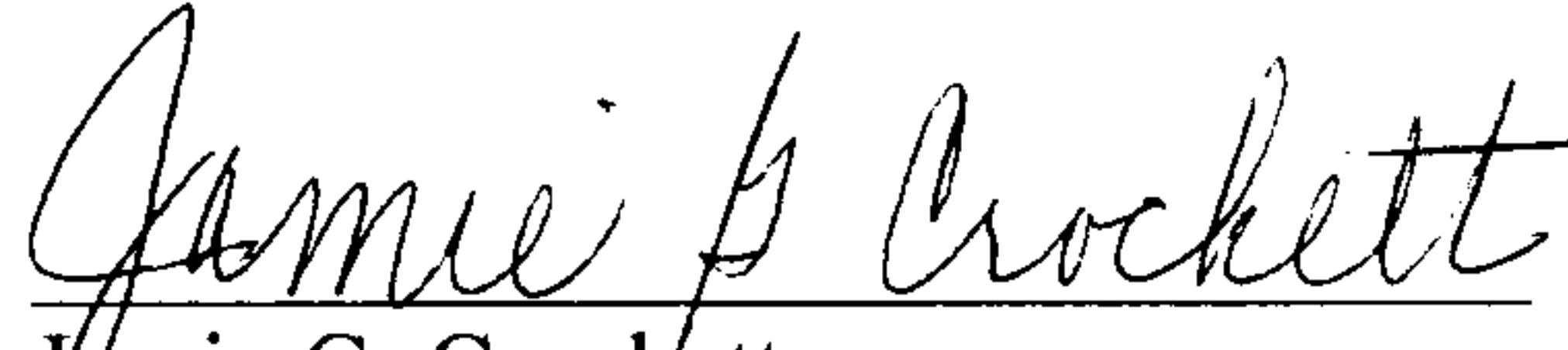


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Shelby Cnty Judge of Probate, AL
02/16/2016 09:36:56 AM FILED/CERT

This affidavit is given for the purpose of satisfying The Title Group, Inc.'s commitment No. T-97241 issued through First American Title Insurance Corporation.

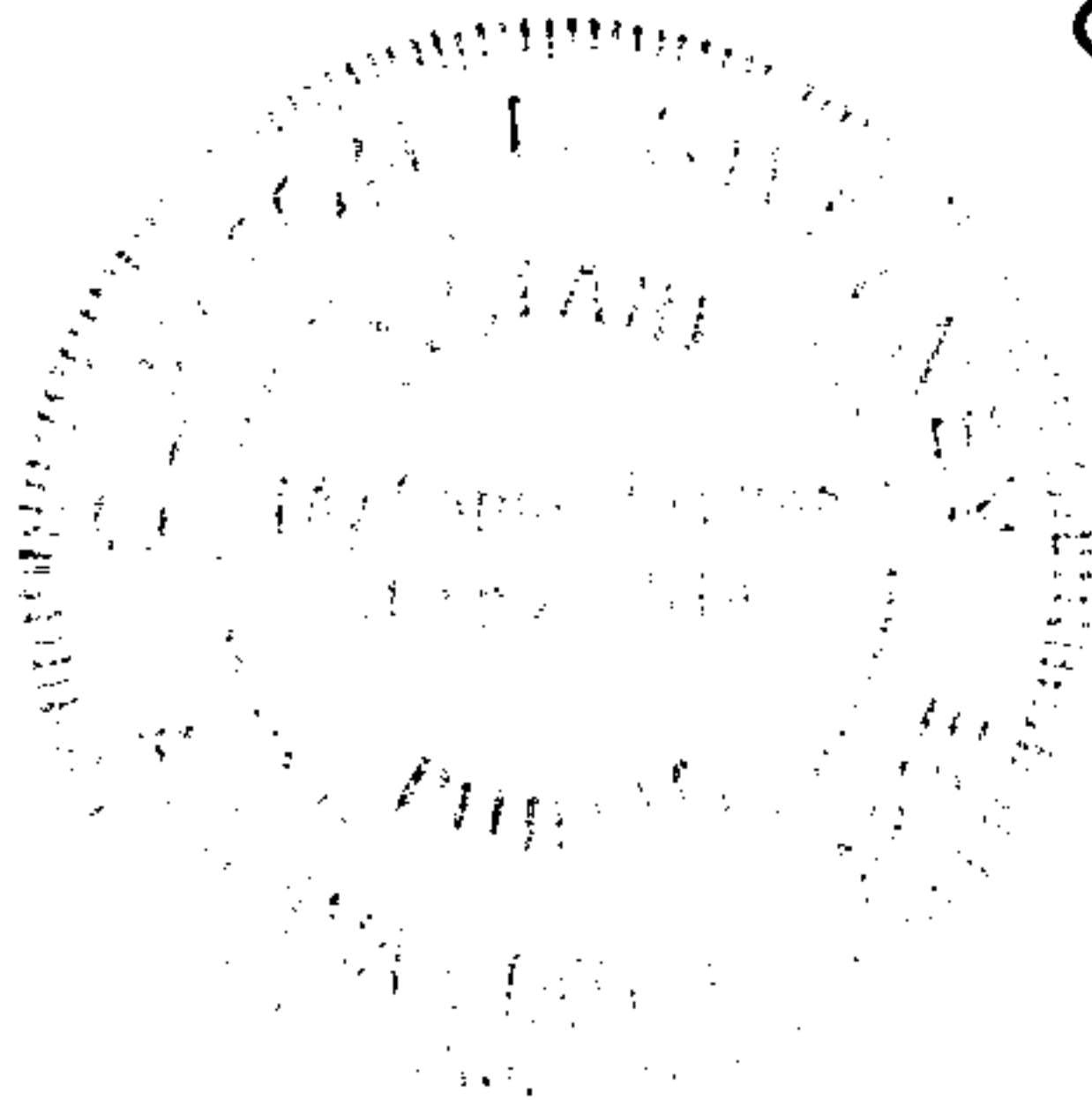
In Witness Whereof, the undersigned, **Ted Crockett and wife, Jamie G. Crockett**, have caused this affidavit to be executed on this the 11 day of February, 2016.



Ted Crockett


Jamie G. Crockett


STATE OF ALABAMA)
JEFFERSON COUNTY)

Sworn to and subscribed before me on this the 11th day of February, 2016.




Notary Public

My Commission Expires: 06/02/2019


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