

THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY AT LAW, INC.
P.O. BOX 822
COLUMBIANA, AL 35051

STATE OF ALABAMA
SHELBY COUNTY

AFFIDAVIT OF ADVERSE POSSESSION

Before me, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Linda L. Hinds, who after being by me first duly sworn, deposes and says on oath as follows:

My name is Linda L Hinds, and I am over the age of 19 years, and am familiar with the following facts:

I have been acquainted with the following described property for a period of at least 30 years:

A portion of the SW 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4 of Section 14, and the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 of Section 23, Township 19 South, Range 2 East, described as follows:

Begin at the SE corner of Section 14, Township 19 South, range 2 East and run Westerly along the South side of said Section for 2506.25 feet to the point of beginning; then turn an angle of 86 degrees 57 minutes 03 seconds to the right and run Northerly for 310.12 feet to an iron at a fence corner; then turn an angle of 87 degrees 19 minutes 15 seconds to the right and run Easterly along a fence for 203.68 feet to an iron at a fence corner; then turn an angle of 81 degrees 27 minutes 55 seconds to the left and run Northerly along a fence for 323.15 feet to a point on the West right of way of the Georgia Central Railroad; then turn an angle of 24 degrees 10 minutes 39 seconds to the left and run Northwesternly along the West right of way of said railroad for 106.80 feet to a fence line; then turn an angle of 65 degrees 35 minutes 35 seconds to the left and run Westerly along a fence for 869.13 feet to an iron at a fence corner; thence turn an angle of 93 degrees 47 minutes 26 seconds to the left and run Southerly along a fence for 781.54 feet to a point on the North right of way of Shelby County Road No. 62; then turn an angle of 85 degrees 07 minutes 56 seconds to the left and run Easterly along the North right of way of said road for 698.12 feet; then turn an angle of 97 degrees 09 minutes 45 seconds to the left and run Northerly for 33.34 feet to the point of beginning.

According to survey of Christopher P. DeLucia, AL. Reg.No. 30342, dated February 24, 2016.

I have been shown a copy of the survey of Christopher P. DeLucia, as attached hereto. I knew Gurney A. Beach and Virginia T. Beach, who were the previous owners of the property. I know that they were in possession of the above described property until they sold the same to Miller DeRamus by that certain deed recorded in Instrument #20141219000399850, as recorded in the Probate Office.

I know that no other parties other than Gurney A. Beach, Virginia T. Beach, and Miller DeRamus have been in possession of same for a period of at least 30 years.

This affidavit is given to clarify the ownership and possession of the title to the above described property and to induce Shelby County Abstract & Title Company, Inc., to issue its final title policy under Case Number S-16-23080.

Further the affiant saith not.



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Shelby Cnty Judge of Probate, AL
08/17/2016 03:48:12 PM FILED/CERT

Linda L. Hinds

Affiant

Sworn to and subscribed to before me

This 16 day of August, 2016.

Kalvin J. Taylor

Notary Public

My commission expires: 2/12/20