

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 Michael H. Johnson, who after being by me duly sworn, deposes, and says on oath as follows:

My name is Michael H. Johnson, and I am over the age of 19 years and of sound mind. I am familiar with the following facts:

Deborah A. McGuire is the owner of the following described property, to-wit:

Begin at the Southeast corner of the NW 1/4 of NW 1/4, Section 23, Township 17 South, Range 1 East; measure North 800 feet; thence West 90 degrees 550 feet; thence South 90 degrees 800 feet; thence East 90 degrees 550 feet, being the point of beginning.

All of the above described property being in the NW 1/4 of NW 1/4, Section 23, Township 17 South, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT that portion previously conveyed to Walter A. Foster, Jr. and wife, Sara S. Foster, by deed recorded in Deed Book 278, Page 191, in Probate Office of Shelby County, Alabama, being more particularly described as follows: Commence at the SE corner of the NW 1/4 of the NW 1/4 of Section 23, Township 17 South, Range 1 East; thence run West along the South line of said 1/4 - 1/4 Section 264.10 feet to the point of beginning; thence continue along said course 285.90 feet; thence run 91 degrees 04 minutes right and run 310.00 feet; thence turn 88 degrees 56 minutes right and run 210.00 feet; thence turn 77 degrees 21 minutes right and run 317.15 feet to the point of beginning. Situated in the NW 1/4 of NW 1/4 of Section 23, Township 17 South, Range 1 East, Shelby County, Alabama.

I know that Deborah A. McGuire and Charles P. August acquired title to the above described property by that certain deed from the State Lane Commissioner of Alabama by deed recorded in Instrument #2001-01839. Subsequently, Charles P. August conveyed his interest in and to said land to Deborah A. McGuire by that certain deed recorded in Instrument #20080205000046940, in Probate Office of Shelby County, Alabama. I know that Deborah A. McGuire has been in actual, adverse, open possession of said property, working on the house located thereon and cutting the grass during the summer time since the purchase of the land in 2001. There has never been any attempt by any party to claim possession and ownership of the property, and specifically no attempt by Charles Robert Armstrong.

This affidavit is given to induce Shelby County Abstract & Title Company, Inc., to issue its title policy in Case No. MV-17-23606.

Further the affiant saith not.

Michael H. Johnson

Sworn to and subscribed to before me
This 7 day of July, 2017.

Notary Public

My commission expires: 2-3-2020

