

Recording requested by and  
after recording return to:  
Reno & Cavanaugh, PLLC  
455 Massachusetts Ave, NW  
Suite 400  
Washington, DC 20001  
Attn: Julie McGovern, Esq.

### AFFIDAVIT

Before me, the undersigned, a notary public in and for said county in said state, personally appeared Peggy Horton, as Executive Director of The Housing Authority of the City of Columbiana, Alabama, a public body corporate and politic (the "**Owner**"), who, being by me first duly sworn, states as follows:

1. On or before August 3, 1953 the Owner purchased property located in Shelby County, Alabama, as more particularly described at Exhibit A attached hereto (the "**Property**").


2. The Owner has maintained the buildings and landscaping on the Property as a multifamily housing rental complex, known as Lee Apartments, continuously since acquisition of the Property. The Owner has leased individual apartment units to tenants, collected rent, and repaired and maintained each dwelling unit as safe and inhabitable. The Owner has executed leases with residential tenants and managed the Property as owner and operator. The Owner has continuously maintained the Property and improvements thereon in accordance with local codes and ordinances, and regulations applicable to the U.S. Department of Housing and Urban Development's ("**HUD**") public housing program. The Owner has received public housing operating subsidy for the dwelling units on the Property pursuant to an Annual Contributions Contract with HUD. Since acquisition of the Property, the Owner has exercised continuous and complete dominion over the Property and undertaken all necessary tasks and responsibilities incumbent thereto.

3. From August 3, 1953 to the present date, the Owner continuously, without interruption, exclusively, to the exclusion of all others, under claim of right and ownership, maintained the open, notorious and hostile possession of the Property. The Owner's possession of the Property has included the continuous operation of a multifamily housing rental complex on the Property.

4. The Owner's enjoyment of the Property has been peaceable and undisturbed. The title of the Property has never been disrupted to my knowledge, nor do I know of any facts by reason of which the title to, or possession of, the Property might be disputed or of any reason which any claim to any of the Property might be asserted adversely to the Owner.

5. I have been employed by or Executive Director of the Owner for approximately fourteen (14) years and have personal knowledge of the matters set forth herein and access to the institutional records of the Owner which support the assertions herein.

[signature page follows]

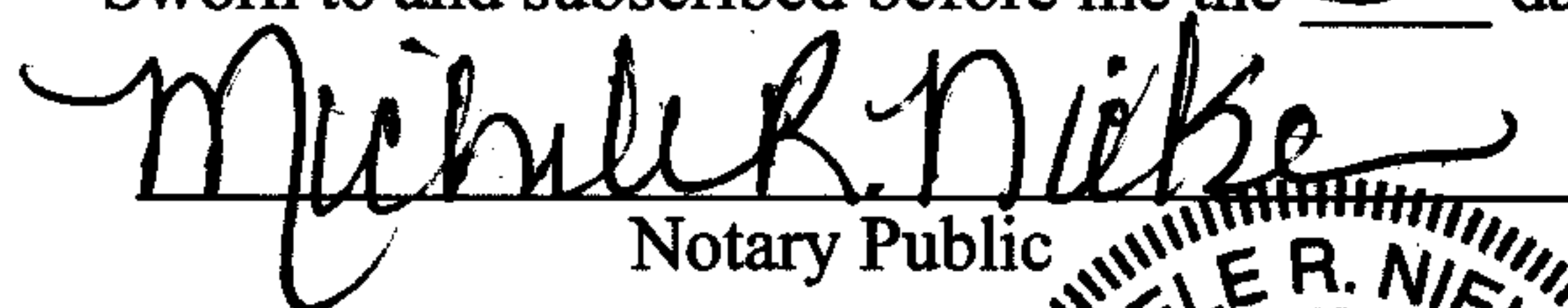
  
20171005000364200 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
10/05/2017 02:23:23 PM FILED/CERT

Dated the 5 day of September, 2017.

**THE HOUSING AUTHORITY OF THE  
CITY OF COLUMBIANA, ALABAMA**

By:   
Peggy Horton  
Executive Director

Sworn to and subscribed before me the 5 day of September, 2017.

  
Notary Public

My commission expires: \_\_\_\_\_

[NOTARIAL SEAL]




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## **EXHIBIT A**

### **Legal Description**

Commencing at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 20 South, Range 3 West, Helena, Shelby County, Alabama; thence South 05°38'44" West, a distance of 1589.07 feet to a iron pin set by Precision Surveying (CA-788) on the Western Right-of-Way of Rolling Mill Street and the Point of Beginning of the parcel herein to be described FROM THIS POINT OF BEGINNING, thence continue along said Right-of-Way South 07°12'11" East, a distance of 375.97 feet to a iron pin set (CA-788); thence leaving said Right-of-Way South 89°33'45" West, a distance of 117.07 feet to a iron pin found (3/4" crimp top pipe); thence South 89°03'27" West, a distance of 65.19 feet to a iron pin found (CA0237LS); thence South 89°43'38" West, a distance of 159.77 feet to a iron pin found (1/2" rebar); thence South 89°37'45" West, a distance of 99.68 feet to a iron pin found (1/2" rebar w/cap); thence North 01°55'23" West, a distance of 293.15 feet to a disturbed iron pin found (1/2" rebar); thence North 01°55'23" West, a distance of 87.82 feet to a iron pin set (CA-788) on the Southern Right-of- Way of 1st Avenue East; thence continue along said Right-of-Way South 89°23'00" East, a distance of 407.36 feet to the Point of Beginning. Said parcel contains 160,058 Sq Ft., 3.67 Acres, more or less.

  
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