

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 June 27, 1961 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 Valley 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 June 27, 1961 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]


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Shelby Cnty Judge of Probate, AL
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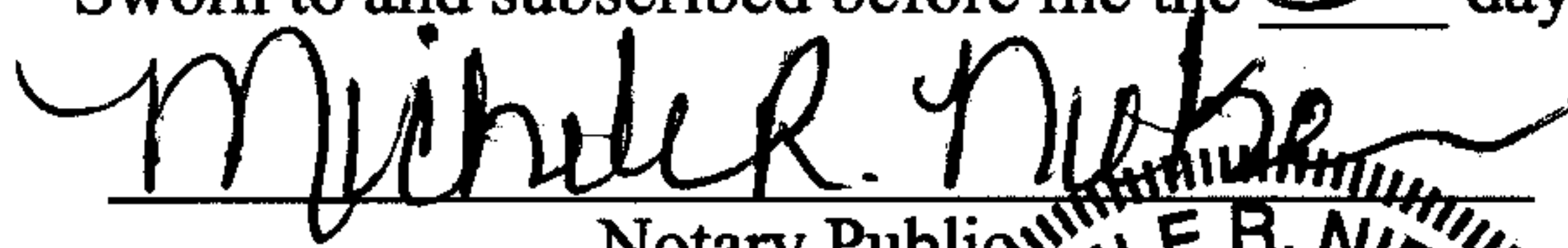
Dated the 5 day of August, 2017.

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

By: _____

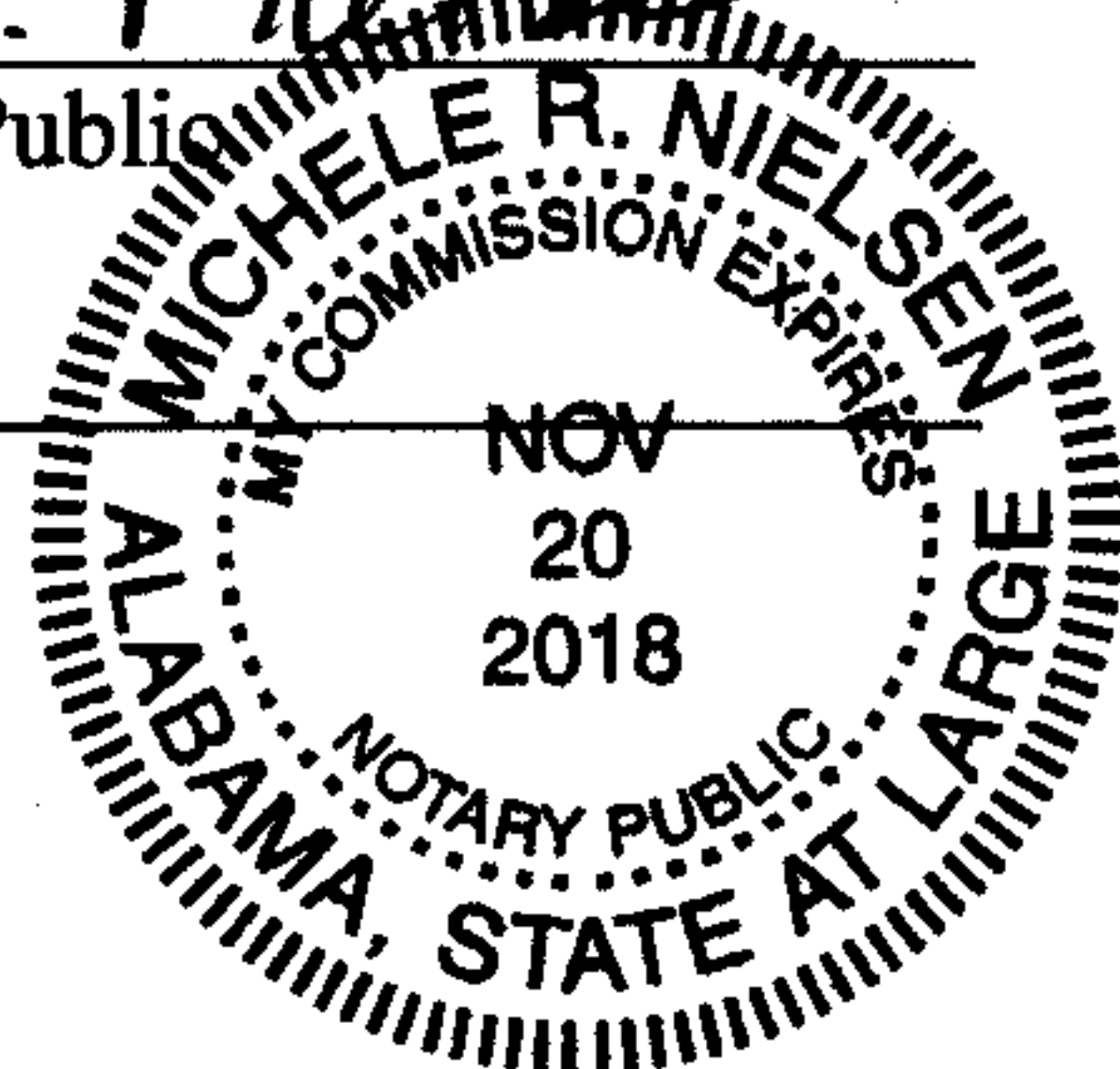

Peggy Horton
Executive Director

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 a found ½" rebar found in the north line of Lot 1, Ironwood Subdivision as recorded in plat book 32, page 89 Property Description.
Valley Apartments

Commencing at a found ½" rebar found in the north line of Lot 1, Ironwood Subdivision as recorded in plat book 32, page 89 in the office of the Judge of Probate for Shelby County, Alabama, said point being identified in said plat as the Southwest corner of the Northeast quarter of the Southwest quarter of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama and the Point of Beginning of the property herein to be described: from this POINT OF BEGINNING, thence South 05°06'14" East, a distance of 175.14 feet to a found ½" rebar capped CA81; thence South 04°22'46" West, a distance of 105.46 feet to a found ½" open top iron pin at the Northeast end of a road; thence crossing said road South 00°29'47" West, a distance of 44.38 feet to a found ½" open top iron pin; thence South 00°23'43" West, a distance of 36.76 feet to a found ½" rebar; thence South 09°12'11" East, a distance of 82.66 feet to a found 3" solid iron pin; thence South 72°53'28" West, a distance of 240.02 feet to a found ¾" open top iron pin; thence crossing said road South 72°22'10" West, a distance of 13.62 feet to a set ½" rebar in the East right of way of Mount Olive Road; thence crossing said road North 83°51'38" West, a distance of 50.03 feet; thence along the West right of way of Mount Olive Road South 07°20'56" West, a distance of 289.94 feet to a point at the intersection of Mount Olive Road and Green Briar Road; thence along Green Briar Road North 82°43'04" West, a distance of 81.12 feet to the beginning of a curve concave to the west; thence along said curve along a radius of 732.53 feet and a central angle of 6°55'48" and being subtended by a chord which bears North 18°55'41" West 88.55 feet for an arc distance of 88.60 feet; thence North 07°20'11" East, a distance of 297.07 feet to a found iron pin by Surveyor Simmons; thence South 85°07'24" East, a distance of 118.32 feet to a point in the West right of way of Mount Olive Road, thence along Mount Olive Road along a curve to the left for an arc distance of 73.64 feet along a radius of 1177.61 feet and a central angle of 3°34'59"; thence North 00°10'47" East tangent to said curve, a distance of 106.16 feet to a found concrete monument; thence Leaving said right of way North 85°38'33" West, a distance of 144.00 feet; thence North 04°24'27" West, a distance of 208.99 feet to a found ¾" crimped top iron pin; thence North 87°03'04" East, a distance of 419.80 feet; to the point of beginning.

Less and except the right of way of Mount Olive Road herein to be described:

Commencing at a found ½" rebar found in the north line of Lot 1, Ironwood Subdivision as recorded in plat book 32, page 89 in the office of the Judge of Probate for Shelby County, Alabama, said point being identified in said plat as the Southwest corner of the Northeast quarter of the Southwest quarter of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama; thence South 05°06'14" East, a distance of 175.14 feet to a found ½" rebar capped CA81; thence South 04°22'46" West, a distance of 105.46 feet to a found ½" open top iron pin at the Northeast end of a road; thence crossing said road South 00°29'47" West, a distance of 44.38 feet to a found ½" open top iron pin; thence South 00°23'43" West, a distance of 36.76 feet to a found ½" rebar; thence South 09°12'11" East, a distance of 82.66 feet to a found 3" solid iron pin; thence South 72°53'28" West, a distance of 240.02 feet to a found ¾" open top iron pin; thence crossing said road South 72°22'10" West, a distance of 13.62 feet to a set ½" rebar in the East right of way of Mount Olive Road and the Point of Beginning of the less and except portion of Mount Olive Road herein to be described: from this POINT OF BEGINNING: thence North 83°51'38" West, a distance of 50.03 feet; to a point in a curve; thence an arc distance of 91.58 feet along the curve concave to the west, having a radius of 1177.61 feet and a central angle of 4°27'22" to a point on said curve; thence continue along said curve an arc distance of 73.64 feet along the curve concave to the west, having a radius of 1177.61 feet and a central angle of 3°34'59"; thence North 00°10'47" East tangent to said curve, a distance of 123.11 feet to the beginning of a curve tangent to said line; thence an arc distance of 31.12 feet along the curve concave to the west, having a radius of 40.00 feet and a central angle of 44°34'49" to a reverse curve thence an arc distance of 233.86 feet along the curve concave to the southeast, having a radius of 50.07 feet and a central angle of 267°36'20" to a point of reverse curve to a reverse curve; thence an arc distance of 30.04 feet along the curve concave to the east, having a radius of 40.00 feet and a central angle of 43°01'31"; thence South 00°10'47" West tangent to said curve, a distance of 58.69 feet; thence North 89°37'03" East, a distance of 217.25 feet; thence South 00°29'47" West, a distance of 44.38 feet; thence South 89°37'03" West, a distance of 217.01 feet; thence South 00°10'47" West, a distance of 21.81 feet to

the beginning of a curve tangent to said line; thence southerly an arc distance of 170.43 feet along the curve concave to the west, having a radius of 1227.61 feet and a central angle of 7°57'15 to the Point of Beginning.

Containing 0.76 ACRES, more or less.



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