

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 April 27, 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 Watts 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 April 27, 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]


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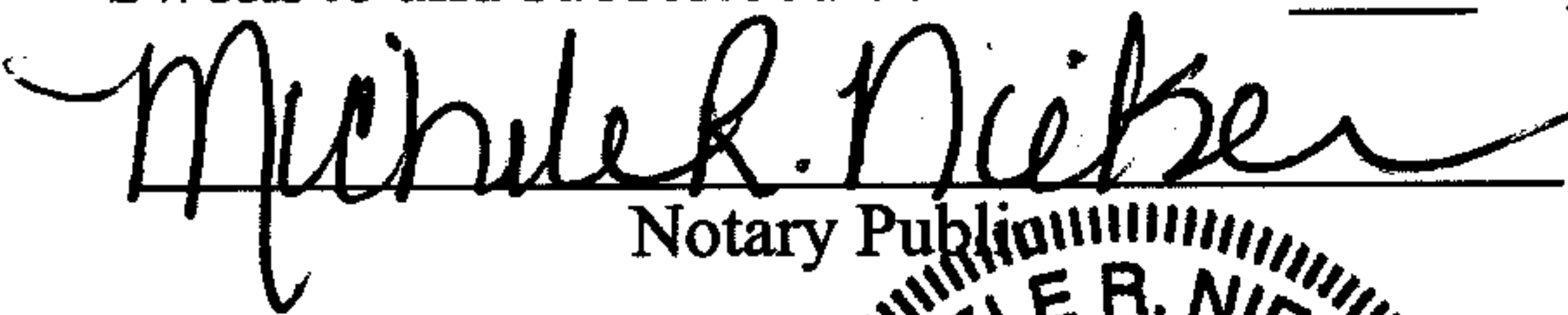
Dated the 5 day of September, 2017.

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

By: _____

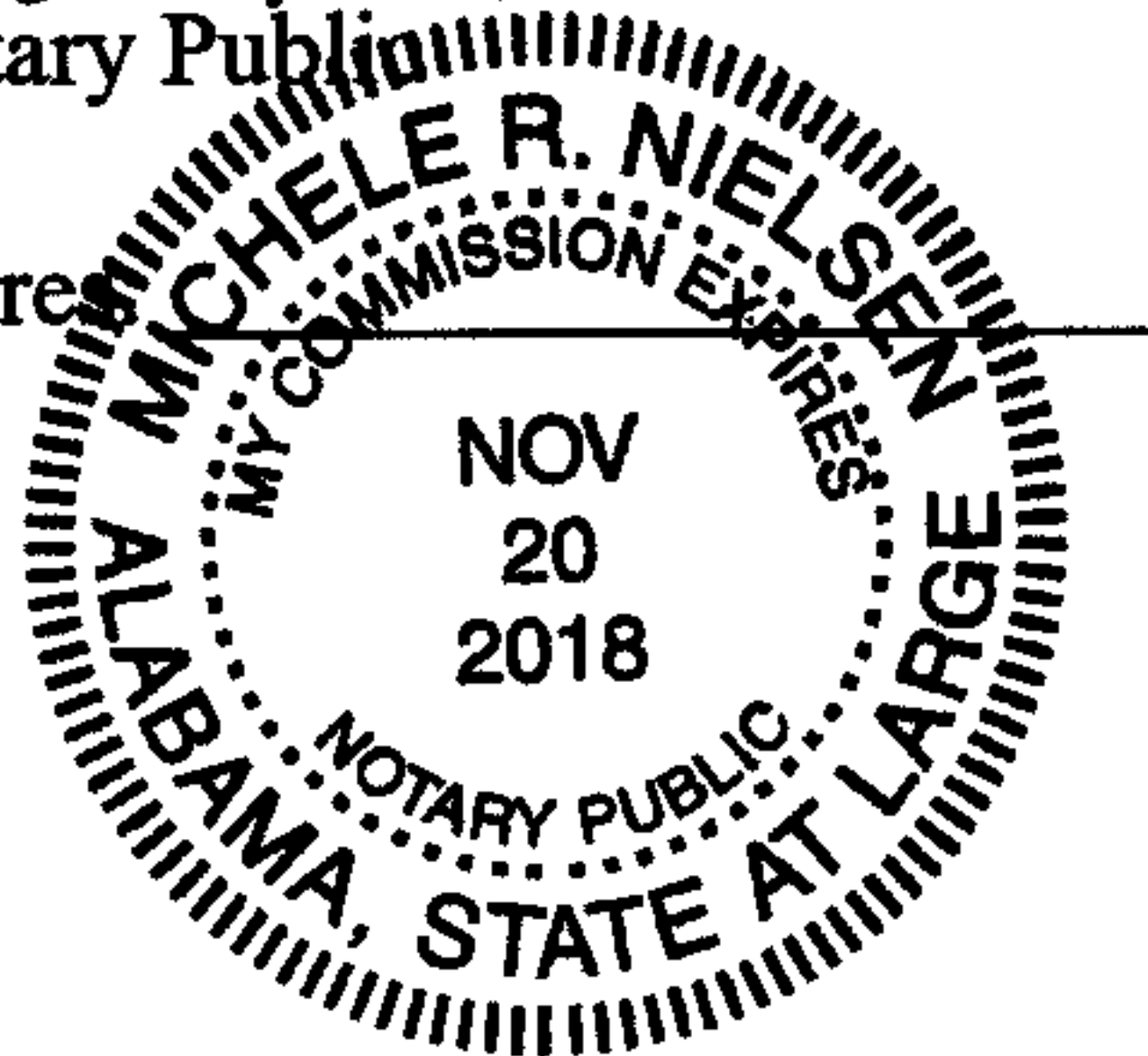

Peggy Horton
Executive Director

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

COMMENCE 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 53°36'27" EAST, A DISTANCE OF 400.47 FEET TO A SET ½" REBAR BY PRECISION SURVEYING (CA788) AT THE INTERSECTION OF THE EASTERN RIGHT OF WAY OF HELENA ROAD AND THE SOUTHERN LINE OF THE CSX RAILWAY FOR A CORNER AND POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN: FROM THIS POINT OF BEGINNING, THENCE ALONG THE SOUTH RIGHT OF WAY OF THE CSX RAILWAY NORTH 74°02'22" EAST, A DISTANCE OF 310.00 FEET TO A SET ½" REBAR (CA788); THENCE LEAVING SAID RIGHT OF WAY SOUTH 03°34'40" EAST, A DISTANCE OF 322.22 FEET TO A SET ½" REBAR (CA788); THENCE SOUTH 85°59'28" WEST, A DISTANCE OF 111.26 FEET TO A SET ½" REBAR (CA788); THENCE NORTH 02°31'28" EAST, A DISTANCE OF 19.30 FEET TO A SET ½" REBAR (CA788); THENCE NORTH 87°28'32" WEST, A DISTANCE OF 49.35 FEET; THENCE NORTH 07°45'28" EAST, A DISTANCE OF 44.93 FEET TO A SET ½" REBAR (CA788); THENCE NORTH 81°35'24" WEST, A DISTANCE OF 170.13 FEET TO A FOUND DISTURBED IRON PIN WITH AN ILLEGIBLE CAP IN THE EASTERN RIGHT OF WAY OF HELENA ROAD; THENCE ALONG A CURVE OF SAID RIGHT OF WAY FOR AN ARC DISTANCE OF 107.48 FEET ALONG THE CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1194.05 FEET AND A CENTRAL ANGLE OF 5°09'27" TO A SET ½" REBAR (CA788), THENCE CONTINUE ALONG SAID RIGHT OF WAY NORTH 00°29'35" WEST, 45.90 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.72 ACRES, MORE OR LESS AND LIES IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, HELENA, SHELBY COUNTY, ALABAMA.


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