

AFFIDAVIT OF ADVERSE POSSESSION

20201215000575600 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
12/15/2020 02:25:43 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

BEFORE ME, the undersigned Notary Public, on this day personally appeared James E. Patrick and Olivia E. Patrick (Affiants), who, being by me duly sworn, made the following statements and hereby aver and avow that they are true:

My/Our name is James E. Patrick and Olivia E. Patrick and I/we reside at 691 Depot St
Wetzel, 35187, Shelby County, Alabama.

We are of sound mind and capable of making this affidavit. We are personally acquainted with the facts stated herein.

That certain property (described as: Lot 5, Block 3, as shown in the Map of Land of G.A. Nabors, Section 8, Township 24 North, Range 12 East, which said map is recorded in Map Book 3, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama and being the same property as described in volume 356, page 972 and volume 002, page 556, aforesaid records; said documents may have contained typographical errors) was sold at the Shelby County Tax Sale on May 20, 1981 and George Nix was the assessed owner of said property. James E. Patrick was the highest and best bidder.

James E. Patrick did acquire a Tax Deed on July 3, 1984 from Thomas A. Snowden, Jr., as Probate Judge of Shelby County, Alabama. Said tax deed being recorded in volume 356, page 972, in the Office of the Judge of Probate of Shelby County, Alabama.

On September 18, 1984 a Notice of Publication of Bill Filed and Proceeding in REM to Quiet Title of Real Estate was signed by Kyle Lansford, Clerk of the Circuit Court of Shelby County, Alabama and was recorded in volume 002, page 556, Probate Office, Shelby County, Alabama. A copy of which is attached hereto and made a part hereof.

There was a Final Order regarding the Bill to Quiet Title wherein I/We were awarded the subject property free and clear of all rights, title, interest of any party claiming a right thereto and free and clear of any title defects, liens and/or encumbrances.

This Affidavit is given to persuade Fidelity National Title Insurance Company and USA Title of Alabama, Inc. to issue a policy of title insurance on said property. I hereby agree to indemnify and hold harmless said company should any matter stated herein be proved false or misleading.

Olivia E. Patrick

Affiant

James E. Patrick

Affiant

State of Alabama

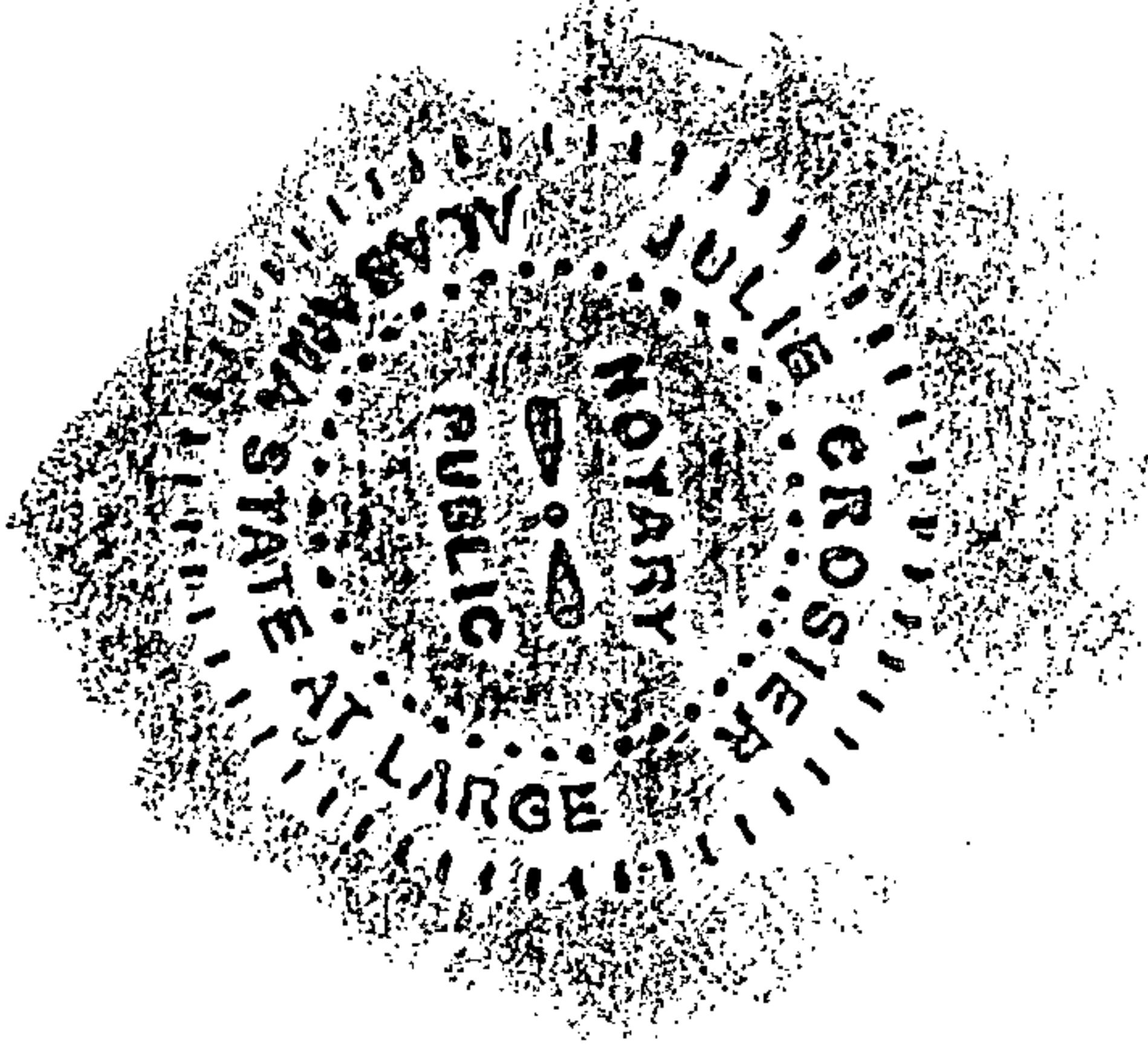
County of Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James E. Patrick and Olivia E. Patrick whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of Aug 2020.

Julie Crozier
Notary Public

My Commission Expires: JAN 18 2022



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