

PURCHASER: BIRMINGHAM LAND ACQUISITIONS, LLC
SELLER: ESTATE OF DOUGLAS MCROY
PROPERTY: 2182 PELHAM PKWY, PELHAM, AL 35124
PARCEL: 10-9-31-3-001-007.001
PROPERTY DESCRIPTION: SEE ATTACHED EXHIBIT A

AFFIDAVIT OF POSSESSION

STATE OF ALABAMA)
COUNTY OF SHELBY)

Before me, the undersigned authority in and for said County and State personally appeared **Jennifer Lyn McRoy Barnett, as Personal Representative of the Estate of Douglas Marion McRoy, deceased, Shelby County Probate Case No. PR-2022-000221**, who is known to me and who being first by me duly sworn, deposes and says as follows:

Opal V. Martin, conveyed 2182 Pelham Parkway, Pelham, Alabama (the "**Property**") to her son-in-law, **Douglas McRoy** on or about **March 12, 1999**. However, said deed was not recorded in the land records of Shelby County, Alabama until December 5, 2019, as evidenced by that certain Warranty Deed recorded as **Instrument 20191205000449720**, in the Office of the Judge of Probate of Shelby County, Alabama.

Douglas McRoy took possession of the property immediately after the Property was conveyed to him on or about March 12, 1999. He had been in continuous, actual, open, notorious, adverse, peaceful and exclusive possession of the above-described property since acquiring the property in 1999 until his death on or about January 6, 2022. He maintained the property and paid the property taxes since acquiring the Property. No one else has been in possession of the property since **Douglas McRoy** took possession in 1999.

The Shelby County, Alabama Tax Assessor confirmed that said property has been assessed in **Douglas McRoy** since 2019 due to the fact the Warranty Deed executed in March 1999 was not recorded timely, however **Douglas McRoy** was in actual possession of the Property since execution of said deed in 1999. Prior to the assessment into **Douglas McRoy** for the 2019 Tax Year, our family members and/or **Douglas McRoy** paid all property taxes due, which is reflected by assessment records on file with the Shelby County, Alabama Tax Assessor.

Since purchasing the property in 1999, I have never known anyone to dispute the ownership to the property.

In Witness Whereof, I have hereunto set my hand and seal on this the 1 day of August, 2022.

**ESTATE OF DOUGLAS MARION MCROY, DECEASED, SHELBY COUNTY
PROBATE CASE NO. PR-2022-000221**

By: Jennifer Lyn McRoy Barnett
Jennifer Lyn McRoy Barnett, Personal Representative

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Jennifer Lyn McRoy Barnett** as Personal Representative of **Estate of Douglas Marion McRoy, deceased, Shelby County Probate Case No. PR-2022-000221**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, **Jennifer Lyn McRoy Barnett**, executed the same voluntarily, and in her capacity as Personal Representative of the Estate of Douglas Marion McRoy on the same bears date.

Given under my hand and seal this August 1, 2022.

My Commission Expires:

Luke Henderson
Notary Public



EXHIBIT A

Property Description

A parcel of land lying in the NW 1/4; SW 1/4 Section 31, Township 19 South, Range 2 West, and more particularly described as follows:

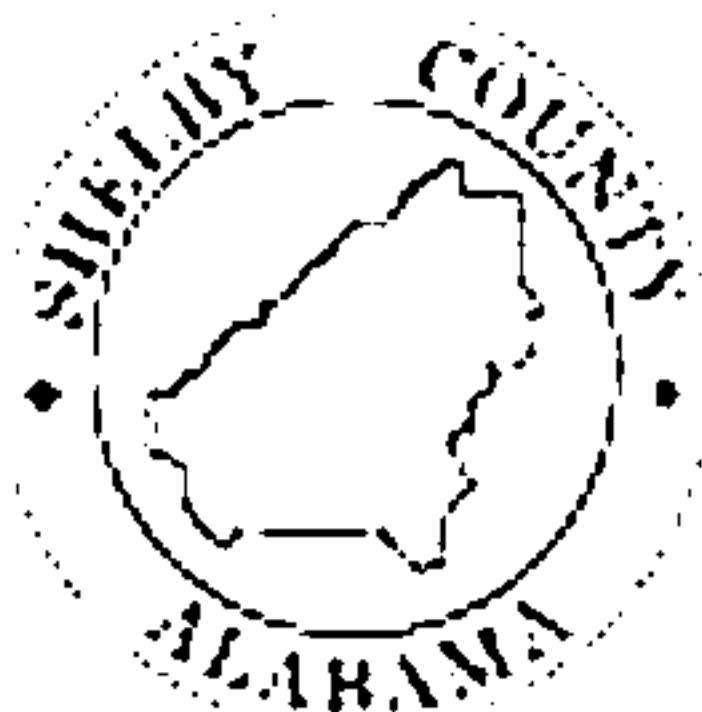
Starting at the northwest corner of said NW 1/4; SW 1/4; run S 1°30' E for 666.9 feet to an iron marker. Thence run East for 589.9 feet to an iron marker. Thence run N 2°18' East for 245.5 feet to an iron marker; which is a property corner agreed upon by the three owners whose land surrounds the said corner, which is the point of beginning. Thence run Westerly for 40.1 feet to an iron marker. Thence turn 70°53' right and run N 19°07' W for 136.2 feet to a point which is 1.0 feet northwest of a chain link fence. Thence turn 87°31' to the right and run N 68°24' E, parallel to and 1.0 foot northwest of said chain link fence for 298.2 feet to a point which is 2.0 feet southwest of a building; thence turn 86°59' right and run S 24°37' E and 2.0 feet southwest of, and parallel to said building for 157.8 feet to a point in a fence. Thence turn 94°30' right and run S 69°53' W for 276.4 feet to the point of beginning.

Said parcel lies in the said NW 1/4; SW 1/4, Section 31, Township 19 South, Range 2 West.

Said property being further described by the survey of Gonzalez-Strength & Associates as follows:

A parcel of land located in the Southwest one quarter of Section 31, Township 19 South, Range 2 West Shelby County, Alabama. Said parcel being more particularly described as follows:

Commence at a found PK nail marking the Eastern most corner of Lot 1 Beers Addition to Pelham as recorded in Map Book 34 Page 13 in the Office of Judge of Probate Shelby County, Alabama; thence run South 71 Degrees 28 Minutes 30 Seconds West along the Southeast line of said Lot 1 for a distance of 284.21 feet to a found capped rebar stamped Weygand, said point marking the POINT OF BEGINNING of the parcel herein described; thence continue along the last described course and the continuation thereof for a distance of 272.84 feet to a found 1 inch solid; thence leaving said Southeast line run North 86 Degrees 46 Minutes 12 Seconds West for a distance of 40.01 feet to a found 1 inch solid; thence run North 17 Degrees 03 Minutes 16 Seconds West for a distance of 136.20 feet to a set 5/8 inch capped rebar stamped CA-560LS, said point being 1.30 feet North of a chain link fence; thence run North 70 Degrees 40 Minutes 59 Seconds East for a distance of 297.14 feet to a set 5/8 inch capped rebar stamped CA-560LS, said point being 1.00 foot North of a chain link fence, said point also being 3.2 feet West of an existing building; thence run South 22 Degrees 44 Minutes 55 Seconds East for a distance of 134.03 feet to a found capped rebar stamped Weygand; thence run South 17 Degrees 15 Minutes 05 Seconds East for a distance of 21.43 feet to the POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2022 02:05:48 PM
\$28.00 JOANN
20220804000305190

Allen S. Bayl