

ADVERSE POSSESSION AFFIDAVIT

Before me, the undersigned authority, personally appeared Betty Jean Shinn who, after first being duly sworn, deposes and states, with personal knowledge, and under penalty of perjury, the following true statements:

1. My name is Betty Jean Shinn (further known as "Affiant") and I am over 19 years of age, are of sound mind, and have personal knowledge of the matters set forth herein.
2. Anita A. Roper (further known as "the prior owner") was owner of the property known as 1312 8th Street Southwest, Alabaster, AL 35007 and more particularly described in **Exhibit A** attached hereto (further known as "the property").
3. The prior owner purchased the property from Karen S. Martin and Dorothy L. Smith in that certain deed recorded on October 5, 2001 in Instrument #2001-43190 in the office of the Shelby County, Alabama Judge of Probate.
4. Affiant herein purchased the real property from the prior owner on November 13, 2021. Said Deed was recorded on November 17, 2021 in Instrument #20211117000554740 in the office of the Shelby County, Alabama Judge of Probate.
5. The prior owner attached a mobile home to the property which the prior owner occupied and used as her primary residence. The mobile home remains attached to the real property and the current owner and/or lawful tenants have occupied and possessed the property, to include regular and routine maintenance and upkeep of the lawn.
6. At all times since purchasing the property, the prior owner and Affiant, respectively, used and possessed the property. I am not aware that any other individual and/or entity has used, occupied, or attempted to occupy the property. At all times since purchasing the property until the present time, I am not aware that any other individual or entity has been in possession or attempted to possess the property. Also, at all times since purchasing the property, the prior owner and Affiant, respectively, paid for or was exempt from ad valorem property taxes on the property.
7. At all times since purchasing the property, the prior owner's and Affiant's possession of the property has been actual, visible, exclusive, and hostile to all others, and has been continuous. I am not aware that anyone ever disagreed with, objected to, or claimed adversely in any way to ownership of the property by the prior owner or Affiant.

I understand that this affidavit may be recorded in the probate office of Shelby County, Alabama, to confirm the ownership of the property described herein.

This affidavit is given indemnify and hold Fidelity National Title Insurance Company/South Oak Title Pelham, LLC and Sandy F. Johnson, Attorney at Law harmless of and from any and all loss, cost, damage and expense of every kind, including attorneys' fees, which said Fidelity National Title Insurance Company/South Oak Title Pelham, LLC and Sandy F. Johnson, Attorney at Law, shall or may suffer or incur or become liable for due to any claims against the property or the title company arising out of or in connection with the sale of the property relating to a claim made in dispute of this Adverse Possession Affidavit and the contents hereof.

Executed this 29 day of September, 2023.

Betty Jean Shinn
Betty Jean Shinn

STATE OF ALABAMA
COUNTY OF SHELBY

Sworn to and subscribed before me on the 29 day of September, 2023, by Betty Jean Shinn.

[Signature]
Notary Public 01/09/2027



Exhibit A

Property 1:

Lot 17, according to the property line map of Siluria Mills, as recorded in the Office of the Judge of Probate of Shelby County, in Plat Book 5, Page 10.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/03/2023 10:05:16 AM
\$28.00 CHARITY
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Allen S. Bayl