

Affidavit of Adverse Possession

State of Alabama
County of Shelby

Before me, the undersigned authority in and for said County and State, personally appeared **Mary Ann Lynch** (Affiant) who is known to me and who being first by me duly sworn, deposes and says as follows:

That she is over 19 years of age and has lived in the City of Birmingham, Shelby County, Alabama, continuously since the year 1973 to the date of this Affidavit.

The Affiant further states she is the Niece of Helen V. Hodges Finley. Helen and her first husband Robert A. Hodges, purchased 62.7 acres in Shelby County, Alabama as described by the Deed recorded December 6, 1971 in Book 271, Page 367. The property described in this affidavit is a portion of the property in that deed. Robert A. Hodges and Helen V. Hodges had no children or adopted any children during their marriage. Robert A. Hodges predeceased Helen. Helen then remarried. Her second husband, Roma M. Hamaker predeceased Helen. There were no children born or adopted during this marriage. Again, Helen remarried. Her third husband, Leo Finley out lived Helen. Helen passed away in 2000 without a will nor did the family open a probate case. Leo Finley was the sole direct heir of Helen. Even though there was not a will or a probate case, Leo Finley knew that Helen wanted Mary Ann Lynch (the Affiant) to have the property. Wanting to be respectful of Helen's wishes, Leo deeded the property to Mary Ann Lynch in the deed recorded November 1, 2001 in Inst. 2001-46910, in the Probate Office of Shelby County, Alabama.

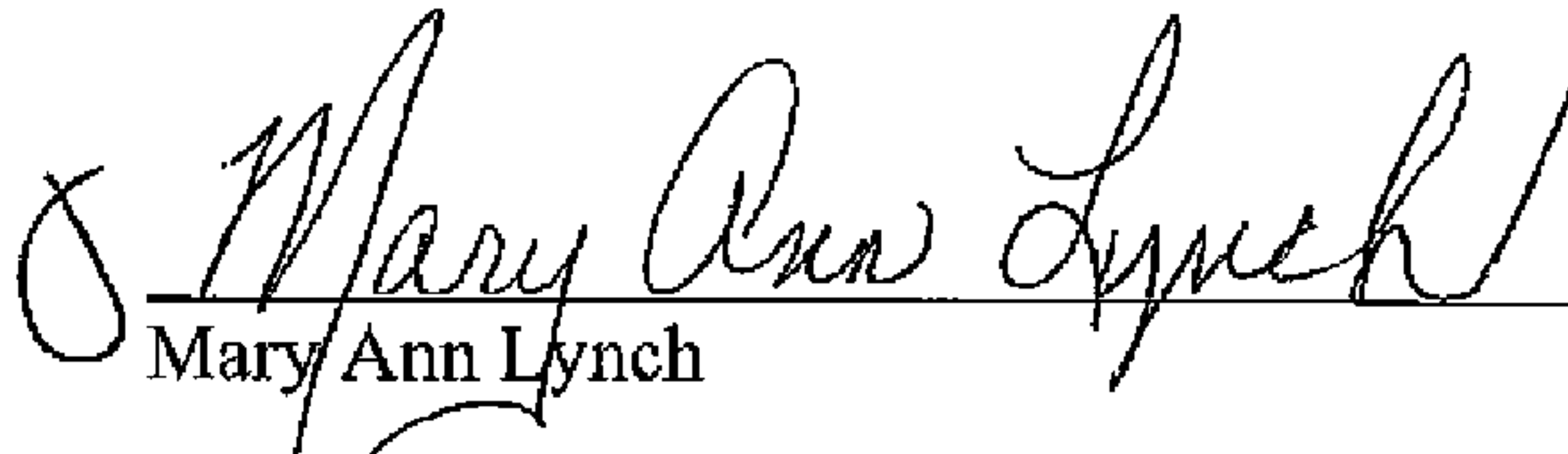
The address for the property is 101 Highway 361, Pelham, AL 35124. Parcel ID 13-6-24-1-001-014.000 and is further described as: Commence at the Southeast corner of the North one-half of the Northeast Quarter of the Northeast Quarter of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, thence Westerly along the South line of said North one-half of Northeast Quarter of Northeast Quarter of said Section 24, 710.48 feet, more or less, to the West right of way line of Shelby County Highway Number 35 and the point of beginning of the property being described, thence continue along last described course 329.27 feet to a point on the East right of way line of Interstate Highway I-65, thence 90 degrees 22 minutes right and run Northerly 156.40 feet to a point, thence 33 degrees 23 minutes 02 seconds left and run Northwesterly 138.35 feet to a point on the said East right of way line of Interstate I-65, thence 48 degrees 26 minutes 38 seconds right and run Northeasterly a chord distance of 401.87 feet to a point, thence 74 degrees 32 minutes 24 seconds right from chord and run Easterly 20.66 feet to a point on the West right of way line of Shelby County Highway Number 35, thence 88 degrees 08 minutes right to tangent and Southeasterly along a highway curve having a central angle of 36 degrees 15 minutes a radius of 840.0 feet, and a tangent distance of 274.96 feet, an arc distance of 531.45 feet to a point, said point being the Point of Beginning or End of the said Highway curve, thence continue along said highway right of way 200.20 feet to a point of intersection of two rights of way of Shelby County Highway Number 35, thence 76 degrees 19 minutes right and run Southwesterly along said right of way 19.80 feet to the point of beginning.

The Affiant also states she is in the continuous, actual, open, notorious, adverse, peaceful and exclusive possession of this property claiming to own the same beginning in the year 2001. She has been paying the real estate taxes since 2001 through present time.

She used this property as Rental Property
(describe use).

The Affiant further states that she has owned this property since 2001 and during all the time that she has owned said property she has never known or heard of anyone disputing her ownership or making any claim to any part thereof.

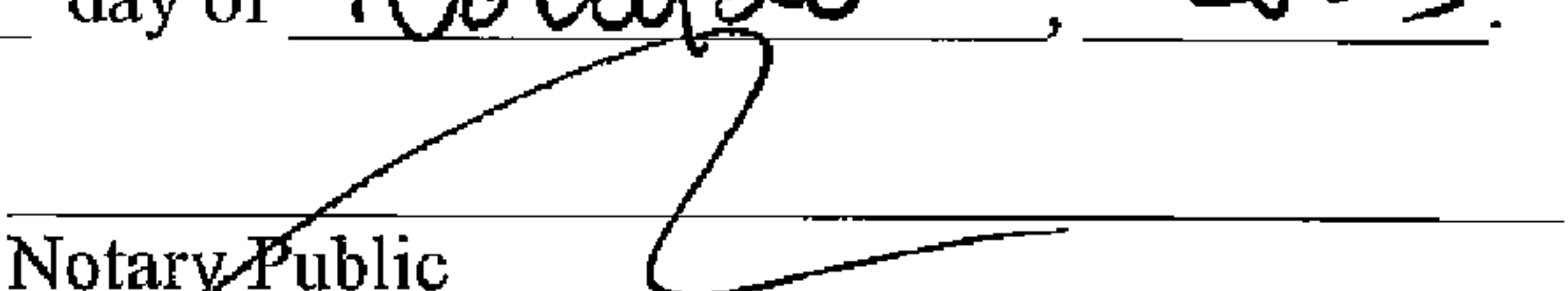
In Witness Whereof, I have hereunto set my hand and seal on this the 15th day of November, 2023.

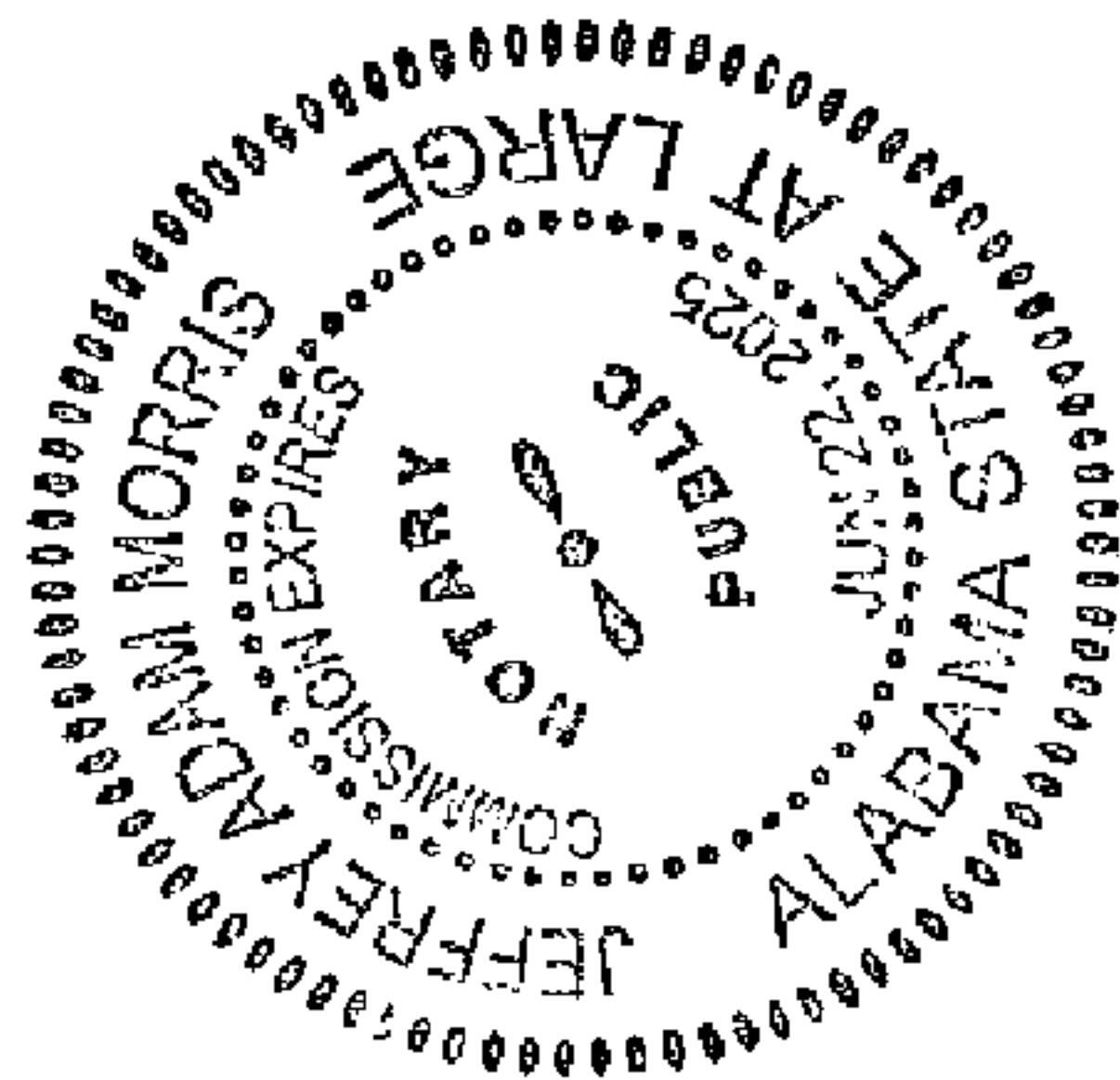

Mary Ann Lynch

State of Alabama
County of Jefferson

I, the undersigned, a notary public in and for said county and state, hereby certify that Mary Ann Lynch, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, s/he/they executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this 15th day of November, 2023.


Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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Allen S. Bayl