

AFFIDAVIT OF ADVERSE POSSESSION

STATE OF ALABAMA
COUNTY OF SHELBY

Before me, the undersigned authority in and for said County and State personally appeared Dubna Chapman (hereinafter, "Affiant"), who is known to me and who being first by me duly sworn, deposes and says as follows:

That Affiant is 59 years of age and has lived in the City of Columbiana, in Shelby County, Alabama, continuously since the year 1984 to the date of this Affidavit. In the year 1984, the Affiant became personally acquainted with the **Reed Family**, namely **John Reed, Helen Reed, Annie Drake, Sherrita Drake, Betty Underwood, and Terrell Underwood**.

The Affiant further states that the **Reed Family** was occupying the property located at 107 Reed Drive, Columbiana, AL 35051, ever since the Affiant came to know said family in the year 1984. That the said property is described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

That for more than 20 years, **John Reed and Helen Reed** were in the continuous, actual, open, notorious, adverse, peaceful and exclusive possession of this property claiming to own the same from the year 1967 until their deaths; John Reed having died on or about March 9, 2016, and Helen Reed having died on or about September 14, 2001.

From the time of their deaths through the present time, the heirs of John Reed and Helen Reed, namely **Annie Drake, Sherrita Drake, Betty Underwood, and Terrell Underwood**, were in the continuous, actual, open, notorious, adverse, peaceful and exclusive possession of this property claiming to own the same. Betty Underwood and Annie Drake are the only two children and heirs of John Reed and Helen Reed. Annie Drake died on or about February 17, 2017, and Sherrita Drake is her only child and sole heir at law. Sherrita Drake is still living. Betty Underwood is still living and Terrell Underwood is her only child and heir at law.

That the property described herein has been used as a family residence of the **Reed Family** and that they have been in the continuous, actual, open, notorious and peaceful possession of said property from the year 1967 to the present time. The **Reed Family** has also assessed and paid taxes on said property during this time.

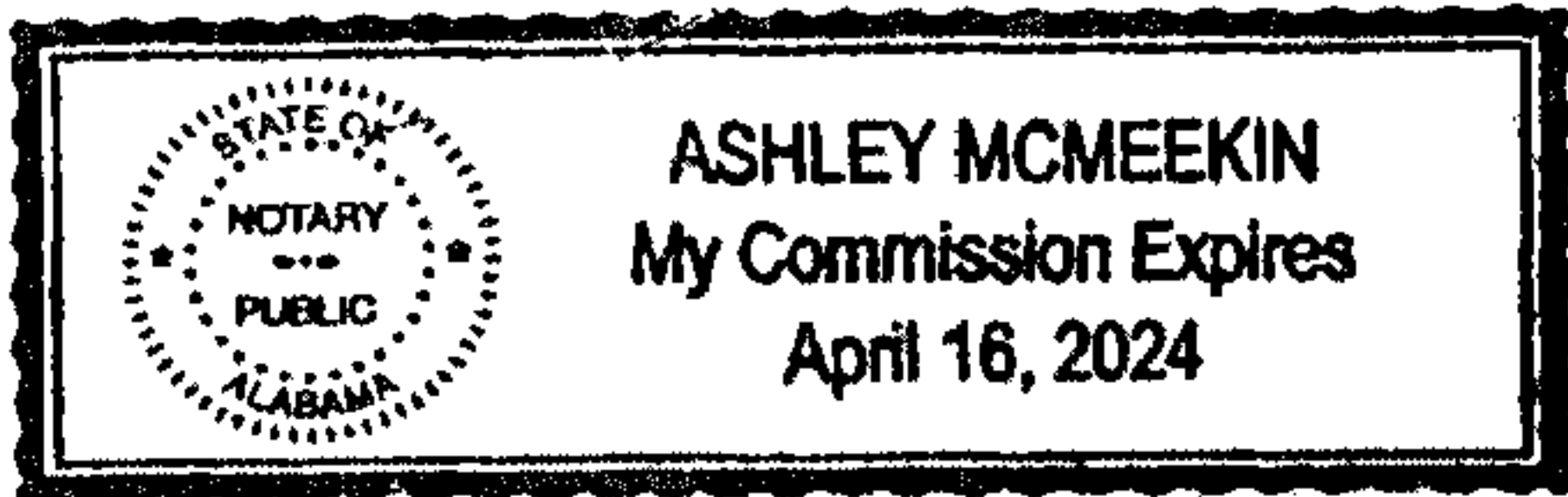
The Affiant further states that he/she has known this property for 40 years and during all the time that Affiant has known said property, he/she has never known or heard of anyone disputing the ownership of the **Reed Family** or anyone making any claim of any part thereof.

In Witness Whereof, I have hereunto set my hand and seal on this 16th day of April, 2024.

x Debra Chapman
Affiant
Print Name: Debra Chapman

STATE OF ALABAMA
COUNTY OF SHELBY

Sworn to and subscribed before me this 11th day of April, 2024, by
Debra Chapman



Ashley McMeekin
Notary Public
Print Name: Ashley McMeekin
My Commission Expires: 04/16/2024

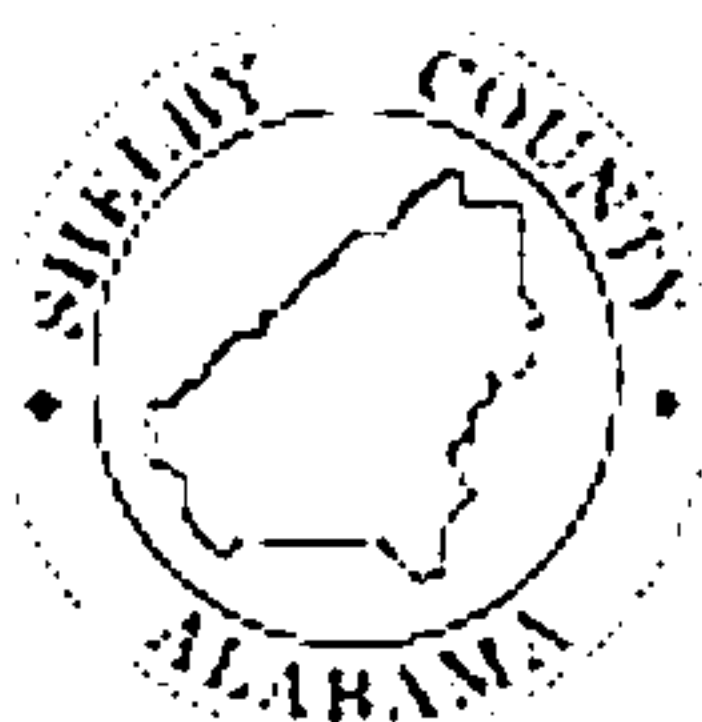
This instrument prepared by:
S. Kent Stewart
Stewart & Associates, PC
3595 Grandview Pkwy, #280
Birmingham, AL 35243

Exhibit "A"
Property Description

Commence at the NW Corner of the NW 1/4 of the SE 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama; thence S87°12'30"E a distance of 446.85'; thence S05°59'23"E a distance of 276.80' to the POINT OF BEGINNING; thence S07°51'39"E a distance of 232.93'; thence N85°10'35"E a distance of 331.83'; thence N05°12'32"W a distance of 194.79'; thence N88°31'43"W a distance of 344.94' to the POINT OF BEGINNING.

ALSO AND INCLUDING an Ingress/Egress and Utility Easement, being more particularly described as follows:

Commence at the NW Corner of the NW 1/4 of the SE 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama; thence S87°12'30"E a distance of 446.85'; thence S05°59'23"E a distance of 276.80'; thence S88°31'43"E a distance of 344.94' to the POINT OF BEGINNING OF SAID EASEMENT; thence continue S88°31'43"E a distance of 75.00'; thence S05°06'53"E a distance of 30.00'; thence S09°39'52"W a distance of 155.52'; thence S14°40'45"E a distance of 97.08'; thence S03°07'24"E a distance of 98.11' to the Northerly R.O.W. line of Industrial Parkway; thence N89°18'34"W and along said R.O.W. line a distance of 35.08'; thence N03°07'24"W and leaving said R.O.W. line a distance of 92.23'; thence N14°40'45"W a distance of 93.54'; thence N05°06'53"W a distance of 194.75' to the POINT OF BEGINNING OF SAID EASEMENT.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/19/2024 11:18:25 AM
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Allen S. Bayl