

Property Address: 9 Red Tip Lane, Helena, AL 35080.

## **ADVERSE POSSESSION AFFIDAVIT**

Before me, the undersigned authority, personally appeared Miguel Angel Ortiz Martinez and Dulce Luz Huerta 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 Miguel Angel Ortiz Martinez and Dulce Luz Huerta and I am over 19 years of age, are of sound mind, and have personal knowledge of the matters set forth herein.
2. Miguel Angel Ortiz Martinez Dulce Luz Huerta (further known as "the owner") was owner of the property known as 9 Red Tip Lane, Helena, AL 35080 and more particularly described in **Exhibit A** attached hereto (further known as "the property").
3. The owner purchased the property from Christopher Lanier and Darlene Lanier in that certain deed recorded on 12/14/2020 in 20211214000573200 in the office of the Shelby County, Alabama Judge of Probate.
4. There is no deed found from Margaret Foster and Roland Foster, Jr. who acquired title by deed recorded in Real Book 001, Page 89.
5. At all times since purchasing the property, the owner used and possessed the property. I am not aware that any other individual 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 owner paid for or was exempt from ad valorem property taxes on the property.

6. At all times since purchasing the property, the owner'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 owner.

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

Executed this 6th day of May, 2025.

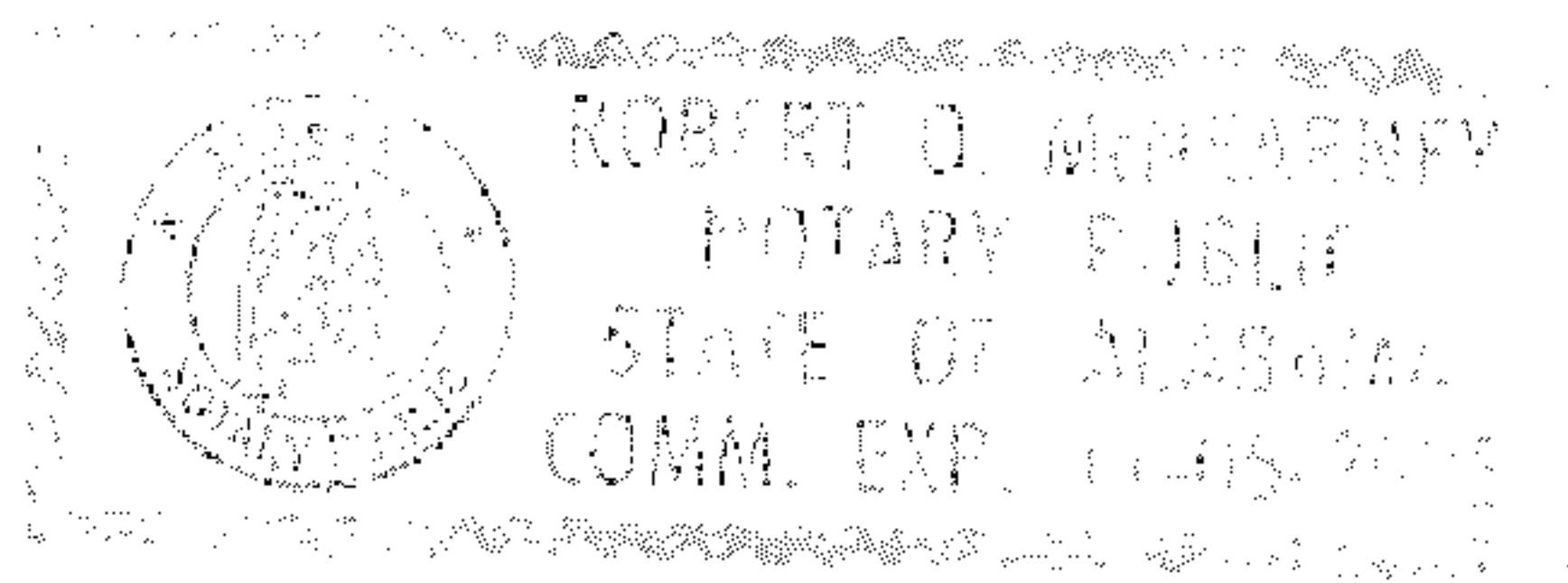
Miguel Angel Ortiz Martinez 5/6/25  
Miguel Angel Ortiz Martinez

Dulce Luz Huerta 5/6/25  
Dulce Luz Huerta

STATE OF ALABAMA  
COUNTY OF JEFFERSON

Sworn to and subscribed before me on the 6 day of May, 2025, by Miguel Angel Ortiz Martinez and Dulce Luz Huerta.

[Signature]  
Notary Public



**This Instrument Prepared by:**  
**Robert McNearney**  
**2870 Old Rocky Ridge Rd Ste. 160**  
**Birmingham, AL 35243**

**Exhibit A****Property 1:**

Commence at the NW Corner of the SW 1/4 of the NW 1/4 of Section 18, Township 20 South, Range 3 West, Shelby County, Alabama; Thence North 88 degrees 58' 32" East a distance of 80.78'; Thence North 89 degrees 23' 00" East a distance of 169.99'; Thence North 89 degrees 15' 07" East a distance of 12.45' to the Point of Beginning of Said Centerline; Thence North 29 degrees 51' 12" West a distance of 14.15'; Thence North 65 degrees 17' 24" West a distance of 44.82'; Thence North 88 degrees 14' 11" West a distance of 76.50'; Thence South 85 degrees 48' 11" West a distance of 48.59'; Thence North 79 degrees 24' 54" West a distance of 30.99' to the Southeasterly R.O.W. line of Shelby County Highway 93 and the Point of Ending of said Centerline. Easement to extend or trim as needed to intersect below described parcel and R.O.W. line of Highway 93.

Said easement shall be 20' in width until it abuts the Grantee's property and shall then extend to 24' in width to provide a wider entrance to the Grantee's property.

The above-described easement and right-of-way shall be for the use and benefit of the following described real property, to wit:

Commence at the NW Corner of the SW 1/4 of the NW 1/4 of Section 18, Township 20 South Range 3 West, Shelby County, Alabama; Thence North 88 degrees 58' 32" East a distance of 80.78'; Thence N 89 degrees 23' 00" East a distance of 169.99' to the Point of Beginning; Thence North 89 degrees 15' 07" East a distance of 145.24'; Thence South 01 degrees 43' 59" West a distance of 155.00"; Thence South 89 degrees 15' 07" West a distance of 145.00'; Thence North 01 degrees 38' 45" East a distance of 154.99' to the Point of Beginning.

Together with a 1999 Chandel 2832 VINs CH3AL03542A and CH3AL03542B.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**07/18/2025 09:04:51 AM**  
**\$30.00 JOANN**  
**20250718000217610**

*Allen S. Bayl*