

LILLIE RUFFIN, a non compos
mentis, by ORRIE SMITH, as
her Guardian,

Complainant,

vs.

CERTAIN LANDS and the unknown
heirs and devisees of Jimmie
Keys, Deceased, et al.,

Respondents.

IN THE CIRCUIT COURT OF
BALDWIN COUNTY, ALABAMA

IN EQUITY.

NO. 2691.

NOTE OF TESTIMONY

This cause is submitted for a final decree on behalf of the complainant upon the following:

1. Original, verified Bill of Complaint.
2. Notice of Pendency of Bill of Complaint.
3. Proof of publication of Notice of Pendency of Bill of Complaint.
4. Register's Certificate as to service.
5. Motion for leave to amend and order allowing amendment.
6. Motion for decree pro confesso.
7. Decree pro confesso.
8. Order designating newspaper in which Notice of Pendency of Bill of Complaint shall be published.
9. Motion of complainant for an order or decree setting this cause for hearing, appointing a guardian ad litem to represent unknown minors and persons of unsound mind interested in this proceeding, and an attorney to represent any unknown parties interested in this proceeding who may be in the Military Service of the United States.
10. Decree dated August 23, 1956, setting this cause for hearing on August 24, 1956, appointing Wilson Hayes as guardian ad litem to represent any unknown minor or persons of unsound mind interested in this proceeding, and as Attorney to represent any person interested in this proceeding who may be in the Military Service of the United States, and ordering that the testimony of the witnesses for the complainant be taken in open court and transcribed in the manner provided by Equity Rule No. 56

as amended.

11. Notice of appointment of guardian ad litem and attorney to represent parties in Military Service and Acceptance of such appointment.

12. Answer of guardian ad litem and attorney for unknown parties interested in this proceeding who may be in the Military Service of the United States.

13. Testimony of Orrie Smith and Isaac Crandal, witnesses for the complainant taken in open court in the manner provided by Equity Rule No. 56 as amended.

14. Exhibits numbered 1 through 3, to testimony of complainant's witnesses.

Dated this 28th day of October, 1957.

Alice J. Duck
Register.

J. B. Bleah
Solicitor for Complainant.

LILLIE RUFFIN, a non compos
mentis, by ORRIE SMITH, as
her Guardian,

Complainant,

vs.

CERTAIN LANDS and the unknown
heirs and devisees of Jimmie
Keys, Deceased, et al.,

Respondents.

IN THE CIRCUIT COURT OF
BALDWIN COUNTY, ALABAMA

IN EQUITY.

NO. 2691.

DECREE

This cause coming on to be heard on this date is sub-
mitted on the written motion of the complainant praying that a
proper order be made or decree rendered setting this cause for
hearing, that a guardian ad litem be appointed to represent any
minor or person of unsound mind interested in this proceeding and
that an attorney be appointed to represent any person interested
in this proceeding who may be in the Military Service of the United
States, and prescribing the method of taking the testimony in this
cause; upon consideration of all of which, it is, therefore,
ORDERED, ADJUDGED AND DECREED by the court as follows:

1. This cause shall be, and it is hereby set for
hearing at ten o'clock A. M. on the 24th day of August, 1956.
2. Wilson Hayes, Attorney at Law and Solicitor in
Chancery, practicing in Baldwin County, Alabama, who is in all
respects a fit and proper person to be appointed as guardian ad
litem, shall be, and he is hereby appointed as guardian ad litem
to represent any minor or person of unsound mind interested in this
proceeding.
3. Wilson Hayes, an Attorney at Law and Solicitor in
Chancery, practicing in Baldwin County, Alabama, shall be, and he
is hereby appointed as attorney to represent any person interested
in this proceeding who may be in the Military Service of the
United States.
4. Testimony of the witnesses for complainant shall
be taken orally in open court and transcribed in the manner pro-
vided by Equity Rule No. 56 as amended.

ORDERED, ADJUDGED AND DECREED on this the 23rd day of
August, 1956.

Hubert M. Hall
Judge.

Legal Notice

NOTICE OF PENDENCY OF BILL OF COMPLAINT

LILLIE RUFFIN, Complainant vs.

THE LANDS AND PARTIES HEREINAFTER DESCRIBED.

Respondents. In The Circuit Court Of Baldwin County, Alabama, In Equity

Notice is hereby given to each and all of the Respondents named below and to all persons, firms or corporations claiming any right, title or interest in, lien or encumbrance on the lands hereinafter described, or any part thereof, that Lillie Ruffin did on the 10th day of January, 1956, file in the Circuit Court of Baldwin County, Alabama, in Equity, a verified Bill of Complaint against the following described real property situated in Baldwin County Alabama to-wit:

Begin at the Northeast corner of the Southwest Quarter of Section 15, Township 5 South, Range 2 East, and run thence West 1320 feet to a corner; thence South 496 feet to a corner; thence East 1320 feet to a corner; thence North 496 feet running, containing 15 acres, more or less.

and against the unknown heirs and devisees of Jimmie Keys, Deceased; the unknown heirs and devisees of George R. Ruffin, Deceased, and against any and all persons, firms or corporations claiming any title to, interest in, lien or encumbrance on the said land or any part thereof.

The unknown heirs and devisees of Jimmie Keys, Deceased, and the unknown heirs and devisees of George R. Ruffin, Deceased, are, if living, over twenty-one years of age, but their places of residence and post office addresses are unknown and cannot be ascertained after reasonable efforts and the making of diligent inquiry to ascertain the facts with regard thereto.

The said Bill of Complaint has been filed for the purpose of establishing the title of the said Complainant to all of the said lands for the purpose of quieting her title thereto and to clear up all doubts and disputes concerning the title to the said property.

Complainant claims the absolute fee simple title to all of the said lands under, from, by and through the following conveyances:

A. Deed, Millard M. Keys et al to Jimmie Keys, dated December 30, 1910, which is recorded in Deed Book 16 N.S. at page 664 Baldwin County, Alabama Records.

B. Deed, Jimmie Keys to George Ruffin, dated June 29, 1920, which is recorded in Deed Book 29 N.S. at page 632, Baldwin County, Alabama Records.

The Complainant in and by her said Bill of Complaint alleges and avers that she owns the said land by virtue of the fact that she is the daughter-in-law of Mrs. J. C. McDavid who spent several weeks in Mobile due to the illness of her daughter-in-law, Mrs. McDavid, in her own home, after visiting his parents, Mr. and Mrs. V. O. McMillian.

the said lands for a period of ten or more consecutive years next preceding the filing of her Bill of Complaint and that no other persons, firms or corporations, other than the Complainant and those through whom she claims title, have paid taxes on or have been in possession of any of the property described in the said Bill of Complaint or any part thereof for a period of ten or more consecutive years prior to the filing of the said Bill of Complaint.

The Respondents named above and all persons, firms or corporations claiming any title to, interest in, lien or encumbrance on the said lands, or any part thereof, must appear in this Court and plead, answer or demur to the said Bill of Complaint before the 13th day of February, 1956, or at the expiration of thirty days from the said date decrees pro confesso will be taken against them, testimony will be thereafter taken and the said cause submitted for a final decree quieting Complainant's title to the said lands.

IN WITNESS WHEREOF, I have hereunto set my hand as Register of the Circuit Court of Baldwin County, Alabama, in Equity, and affixed the seal of the said Court on this the 10th day of January, 1956.

ALICE J. DUCK, as Register of the Circuit Court of Baldwin County, in Equity.

J. B. Blackburn,

TION

sworn, deposes and says Weekly Newspaper published notice hereto attached of

Runde

\$ 49⁷⁵ paid.

E. R. Moussette Jr
Editor Publisher.

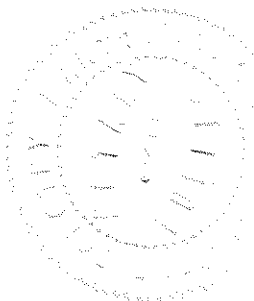
was published in said newspaper for 4 consecutive weeks in the following issues:

Date of 1st publication Jan 12, 1956 Vol. 66 No. 52
Date of 2nd publication Jan 19, 1956 Vol. 67 No. 1
Date of 3rd publication Jan 26, 1956 Vol. 67 No. 2
Date of 4th publication Feb 2, 1956 Vol. 67 No. 3

Subscribed and sworn before the undersigned this 9 day of Feb, 1956.

Dorothy Muntin
Notary Public, Baldwin County.

E. R. Moussette Jr
Editor Publisher.



LILLIE RUFFIN, a non compos
mentis, by Orrie Smith, as her
guardian,

Complainant,

VS.

CERTAIN LANDS AND THE UNKNOWN
HEIRS AND DEVISEES OF JIMMIE
KEYS, DECEASED, ET AL,

Respondents.

IN THE CIRCUIT COURT OF
BALDWIN COUNTY, ALABAMA
IN EQUITY NO. 3691

MOTION FOR DECREE PRO CONFESSO

Now comes the Complainant in the above styled cause and shows unto the Register that an order of publication was made on the 9th day of January, 1956, ordering that the notice provided for in Section 1119, Title 7 of the 1940 Code of Alabama, be published in the Baldwin Times, which is a newspaper of general circulation in Baldwin County, Alabama, which was duly published in the Baldwin Times, a newspaper published in Baldwin County, Alabama, once a week for four consecutive weeks, commencing on the 12th day of January, 1956, and which was directed to the unknown heirs and devisees of Jimmie Keys, Deceased; the unknown heirs and devisees of George R. Ruffin, Deceased, and against any and all persons, firms or corporations claiming any title to, interest in, lien or encumbrance on the lands described in the Bill of Complaint in this cause and which required the said Respondents to plead, answer or demur to the Bill of Complaint in this cause by the 13th day of February, 1956, or at the expiration of thirty days from the said date decrees pro confesso would be taken against them, and the said Respondents have to this date failed to plead, answer or demur to the said Bill of Complaint, wherefore Complainant moves the Court to enter a decree pro confesso against the said Respondents and each of them.

DATED this the 18th day of May, 1956.

J. B. Blashum
Solicitor for Complainant.

MOTION FOR DECREE PRO CONFESSO

LILLIE RUFFIN, a non compos
mentis, by Orrie Smith, as her
guardian,

Complainant,

VS.

CERTAIN LANDS AND THE UNKNOWN
HEIRS AND DEVISEES OF JIMMIE
KEYS, DECEASED, ET AL,

Respondents.

IN THE CIRCUIT COURT OF
BALDWIN COUNTY, ALABAMA
IN EQUITY NO. 3691

FILED

MAY 13 1956

ALICE J. BUCK, Register

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LILLIE RUFFIN, a non compos)
 mentis, by Orrie Smith, as her)
 guardian,)
 Complainant,)
 VS.)
 CERTAIN LANDS AND THE UNKNOWN)
 HEIRS AND DEVISEES OF JIMMIE)
 KEYS, DECEASED, ET AL,)
 Respondents.)

IN THE CIRCUIT COURT OF
 BALDWIN COUNTY, ALABAMA
 IN EQUITY NO. 3691

DECREE PRO CONFESSO

In this cause it appears to the Court that the order of publication directed to the Respondents in this cause was published for four consecutive weeks, commencing on the 12th day of January, 1956, in the Baldwin Times, a newspaper of general circulation and published in Baldwin County, Alabama, and that a copy of said order was posted at the courthouse door in Baldwin County, Alabama, on the 12th day of January, 1956; and it further appearing to the Court that the said Respondents have to the date hereof failed to plead, answer or demur to the Bill of Complaint in this cause; it is, therefore, on motion of Complainant ordered and decreed by the Court, that the said Bill of Complaint be, and hereby is in all things taken as confessed against the said Respondents.

DONE this 18 day of May, 1956.

Arice J. ...
 Register.

DECREE PRO CONFESSO

LILLIE RUFFIN, a non compos
mentis, by Orrie Smith, as her
guardian,

Complainant,

VS.

CERTAIN LANDS AND THE UNKNOWN
HEIRS AND DEVISEES OF JIMMIE
KEYS, DECEASED, ET AL,

Respondents.

IN THE CIRCUIT COURT OF
BALDWIN COUNTY, ALABAMA
IN EQUITY NO. 3691

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LILLIE RUFFIN,
Complainant,
VS.
CERTAIN LANDS AND THE UNKNOWN
HEIRS AND DEVISEES OF JIMMIE
KEYS, DECEASED, ET AL,
Respondents.

IN THE CIRCUIT COURT OF
BALDWIN COUNTY, ALABAMA
IN EQUITY NO. 3691

MOTION FOR LEAVE TO AMEND

Now comes Orrie Smith, as guardian of Lillie Ruffin, a non compos mentis, and shows unto the Court and your Honor as follows:

1. That since the commencement of this action and on to-wit, March 28, 1956, the Complainant, Lillie Ruffin, was declared to be a person of unsound mind and your Petitioner, Orrie Smith, was on to-wit, March 28, 1956, appointed and qualified as guardian of the said Lillie Ruffin and is now serving as said guardian.

WHEREFORE, Petitioner, Orrie Smith, moves the Court for leave to amend the original Bill of Complaint in this cause so that the Complainant in said cause will be Lillie Ruffin, a non compos mentis, by Orrie Smith, as her guardian, Complainant.

J. B. Blackburn
Solicitor for Petitioner

ORDER

The above motion having been presented to me on this date and being considered by the Court, it is, hereby, ORDERED, ADJUDGED AND DECREED that the said motion be granted and that the Complainant in said cause henceforth shall be Lillie Ruffin, a non compos mentis, by Orrie Smith, as her guardian.

ORDERED, ADJUDGED AND DECREED on this the 19th day of May, 1956.

Hubert M. T. Lee
Judge.

MOTION FOR LEAVE TO AMEND

LILLIE RUFFIN,
Complainant,

VS.

CERTAIN LANDS AND THE UNKNOWN
HEIRS AND DEVISEES OF JIMMIE
KEYS, DECEASED, ET AL,

Respondents.

IN THE CIRCUIT COURT OF
BALDWIN COUNTY, ALABAMA
IN EQUITY NO. 3691

FILED

MAY 13 1956

ALICE J. DUCK, Register

LILLIE RUFFIN, a non compos
mentis, by ORRIE SMITH, as
her Guardian,

Complainant,

vs.

CERTAIN LANDS and the unknown
heirs and devisees of Jimmie
Keys, Deceased, et al.,

Respondents.

IN THE CIRCUIT COURT OF
BALDWIN COUNTY, ALABAMA

IN EQUITY.


NO. 2691.

NOTICE OF APPOINTMENT OF GUARDIAN AD LITEM AND ATTORNEY
TO REPRESENT PARTIES IN MILITARY SERVICE

TO: WILSON HAYES

You are hereby notified that a decree of this court
heretofore rendered in this cause, you have been appointed as
guardian ad litem to represent any unknown minors or insane persons
interested in this proceeding and as Attorney to represent any
unknown parties interested in this proceeding who may be in the
Military Service of the United States.

Dated this 23rd day of August, 1956.

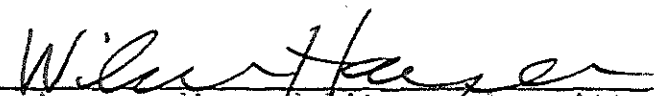

Register of the Circuit Court of
Baldwin County, Alabama, in Equity.

STATE OF ALABAMA

BALDWIN COUNTY

I, the undersigned, do hereby accept appointment as
guardian ad litem and as attorney to represent any unknown parties
interested in this proceeding who may be in the Military Service
of the United States.

Dated this 23rd day of August, 1956.


As guardian ad litem and as Attorney
representing parties in the Military
Service of the United States.

Filed 9-27-57
Alice J. Black, Clerk

LILLIE RUFFIN, a non compos
mentis, by ORRIE SMITH, as
her Guardian,

Complainant,

vs.

CERTAIN LANDS and the unknown
heirs and devisees of Jimmie
Keys, Deceased, et al.,

Respondents.

IN THE CIRCUIT COURT OF
BALDWIN COUNTY, ALABAMA

IN EQUITY.


NO. 2691.

ANSWER OF GUARDIAN AD LITEM

FOR UNKNOWN MINORS AND INSANE PERSONS AND AS ATTORNEY FOR
ANY UNKNOWN PERSON INTERESTED IN THIS PROCEEDING WHO MAY
BE IN THE MILITARY SERVICE OF THE UNITED STATES.

I, Wilson Hayes, having been heretofore appointed as guardian ad litem to represent any unknown minors or insane persons interested in this proceeding, and as Attorney to represent any unknown parties interested in this proceeding who may be in the Military Service of the United States, for answer to the Bill of Complaint filed in this cause, hereby deny each and all of the allegations thereof and demand strict proof of same.

Dated this 23rd day of August, 1956.


As guardian ad litem as aforesaid, and
as Attorney to represent persons in
the Military Service as aforesaid.

Filed 10-23-57
Alice French
Rogers

LILLIE RUFFIN, a non compos
mentis, by ORRIE SMITH, as
her Guardian,

Complainant,

vs.

CERTAIN LANDS and the unknown
heirs and devisees of Jimmie
Keys, Deceased, et al.,

Respondents.

IN THE CIRCUIT COURT OF

BALDWIN COUNTY, ALABAMA

IN EQUITY.

NO. 2691.

MOTION

Now comes the complainant, by her Solicitor, and shows unto the Court that all of the Respondents named in the Bill of Complaint filed in this cause have suffered a decree pro confesso to be taken against them.

WHEREFORE, Complainant prays that the Court will make and enter a proper order or decree setting this cause for hearing, appointing a guardian ad litem to represent any unknown minor, or persons of unsound mind interested in this proceeding and an attorney to represent any parties interested in this proceeding who may be in the Military Service, and prescribing the method of taking the testimony in this cause.

J. B. Black
Solicitor for Complainant.

LILLIE RUFFIN, a non compos
mentis, by ORRIE SMITH, as
her Guardian,

Complainant,

vs.

CERTAIN LANDS and the unknown
heirs and devisees of Jimmie
Keys, Deceased, et al.,

Respondents.

IN THE CIRCUIT COURT OF
BALDWIN COUNTY, ALABAMA

IN EQUITY.

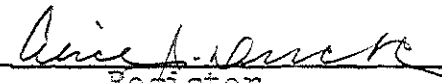
NO. 2691.

CERTIFICATE

I, Alice J. Duck, as Register of the Circuit Court of Baldwin County, Alabama, in Equity, do hereby certify as follows:

1. The Notice of Pendency of Bill of Complaint in this cause was filed for record in the Office of the Judge of Probate of Baldwin County, Alabama on January 10, 1956.
2. Notice of Pendency of Bill of Complaint in this cause was published once a week for four successive weeks in the Baldwin Times, a newspaper published at Bay Minette, in Baldwin County, Alabama, which said notice appeared in the issues of said paper published on January 12, January 19, January 26 and February 2, 1956.
3. A copy of the Notice of Pendency of Bill of Complaint in this cause was posted at the front door of the Courthouse of Baldwin County, Alabama, on January 10, 1956.

Dated this 23rd day of August, 1956.



Register.

BILL OF COMPLAINT

BOOK 023 PAGE 163

TO THE HONORABLE HUBERT M. HALL, JUDGE OF THE CIRCUIT COURT OF BALDWIN COUNTY, ALABAMA, SITTING IN EQUITY:

Your Oratrix, Lillie Ruffin, presents this Bill of Complaint against the following described land situated in Baldwin County, Alabama, to-wit:

Begin at the Northeast corner of the Southwest Quarter of Section 15, Township 5 South, Range 2 East, and run thence West 1320 feet to a corner; thence South 496 feet to a corner; thence East 1320 feet to a corner; thence North 496 feet to the point or place of beginning, containing 15 acres, more or less,

and against the unknown heirs and devisees of Jimmie Keys, Deceased; the unknown heirs and devisees of George R. Ruffin, Deceased, and against any and all persons, firms or corporations claiming any title to, interest in, lien or encumbrance on the said land or any part thereof, and, thereupon, your Oratrix complains and shows unto the court and your Honor as follows:

1. Your Oratrix, Lillie Ruffin, is over twenty-one years of age and a resident of Baldwin County, Alabama.

The unknown heirs and devisees of Jimmie Keys, Deceased, and the unknown heirs and devisees of George R. Ruffin, Deceased, are, if living, over twenty-one years of age, but their places of residence and post office addresses are unknown and cannot be ascertained after reasonable efforts and the making of diligent inquiry to ascertain the facts with regard thereto.

2. Your Oratrix is in the actual, peaceable possession of all of the above described land, all of which is situated in Baldwin County, Alabama, and claims to own the said land in her own right, absolutely and in fee simple.

3. Your Oratrix and those through whom she claims title have paid taxes on the said land for a period of ten or more consecutive years next preceding the filing of this Bill of Complaint and no other persons, firms or corporations, other than your Oratrix and those through whom she claims title, have paid taxes on or have been in possession of the above described land or any part thereof for a period of ten or more consecutive years prior to the filing of this Bill of Complaint.

4. Title to all of the said land stands upon the records in the office of the Judge of Probate of Baldwin County, Alabama, the county where the said land is situated, in the name of George R. Ruffin, through whom your Oratrix claims title.

5. No suit is pending to test your Oratrix's title to or right to possession of the said land or any part thereof.

6. Your Oratrix has and claims to have the absolute, unencumbered fee simple title to all of the real property herein described by and through the following conveyances, which are recorded in the office of the Judge of Probate of Baldwin County, Alabama:

- A. Deed, Millard H. Keys et al to Jimmie Keys, dated December 30, 1910, which is recorded in Deed Book 16 N. S. at page 664, Baldwin County, Alabama Records.
- B. Deed, Jimmie Keys to George Ruffin, dated June 29, 1920, which is recorded in Deed Book 29 N. S. at page 632, Baldwin County, Alabama Records.

Your Oratrix also claims title to the said property as the sole heir of George R. Ruffin, Deceased.

7. Your Oratrix has made a diligent search and has caused a diligent search to be made to ascertain the names, ages and addresses of all persons, firms or corporations who might make or who are making any claim to the said land, or any part thereof, or any interest in or any encumbrance thereon. Your Oratrix further avers that these inquiries have continued faithfully and diligently for the past several months and that approximately thirty days ago she employed an attorney to make an examination of the records in the office of the Judge of Probate, Tax Assessor and Tax Collector of Baldwin County, Alabama, to secure all possible information about the said property; that she has made and caused her said attorney to make inquiry about the ages, addresses and heirs of any persons interested or who may be interested in the said property; that your Oratrix has made and caused a thorough inquiry to be made in the community where the said land is situated for the purpose of ascertaining any claimants to it and for any information having any

bearing on the title to the said property. All of the information so secured as to prior ownership and possession of the said land, the ages and places of residence of the respondents named herein, is as hereinabove set out.

PRAYER FOR PROCESS

Your Oratrix prays that the land hereinabove described, the respondents named herein and their heirs and devisees, if deceased, and all persons, firms or corporations claiming any title to, interest in, lien or encumbrance on the said land, or any part thereof, be made parties respondent to this Bill of Complaint and be brought into court by the usual and proper process.

PRAYER FOR RELIEF

Your Oratrix prays that each and all of the respondents named herein, their heirs and devisees, if deceased, and any and all persons, firms or corporations who claim to own the said land, or any part thereof, or any interest therein, or claim to have any lien or encumbrance thereon, be required to set forth and specify such claim, right, interest, lien or encumbrance and how and by what instrument the same is derived and created; that a guardian ad litem be appointed to represent any of the unknown parties named in this proceeding who may be minors or insane persons; that an attorney be appointed to represent any of the parties named in this proceeding, known or unknown, who may be in the military service; that upon a final hearing of this cause it be ordered, adjudged and decreed that your Oratrix at the time of the filing of this Bill of Complaint had the fee simple title to all of the above described land and that none of the respondents herein specifically named, their heirs or devisees or any other person, firm or corporation has any right, title or interest therein, or any part thereof, or any lien or encumbrance thereon; that all doubts and disputes concerning the said property be cleared up, and that your Oratrix's title to the said land be fully and completely quieted.

Your Oratrix further prays for such other, further and general relief as she may be equitably entitled to, the premises considered.

Lillie Ruffin
Solicitor for complainant.

STATE OF ALABAMA)
 *
BALDWIN COUNTY)

Before me, the undersigned authority, within and for said County in said State, personally appeared Lillie Ruffin, who, after being by me first duly and legally sworn, deposes and says: That she is the complainant named in the above entitled cause; that she has read over the foregoing Bill of Complaint and that the facts stated therein are true.

Lillie Ruffin

Sworn to and subscribed before me on this the 7th day of December, 1955.

J. B. Blackburn
Notary Public, State of Alabama at Large.

ORDER OF PUBLICATION

LILLIE RUFFIN,

Complainant,

VS.

THE LANDS AND PARTIES HERE-
INAFTER DESCRIBED,

Respondents.

IN THE CIRCUIT COURT OF
BALDWIN COUNTY, ALABAMA
IN EQUITY

FILED

JAN 10 1956

ALICE J. DUK, Register

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NOTICE OF PENDENCY OF BILL OF COMPLAINT

LILLIE RUFFIN,

Complainant,

VS.

THE LANDS AND PARTIES HERE-
INAFTER DESCRIBED,

Respondents.

IN THE CIRCUIT COURT OF
BALDWIN COUNTY, ALABAMA
IN EQUITY

BOOK 004 PAGE 245

Notice is hereby given to each and all of the Respondents named below and to all persons, firms or corporations claiming any right, title or interest in, lien or encumbrance on the lands hereinafter described, or any part thereof, that Lillie Ruffin did on the 10th day of January, 1956, file in the Circuit Court of Baldwin County, Alabama, in Equity, a verified Bill of Complaint against the following described real property situated in Baldwin County, Alabama, to-wit:

Begin at the Northeast corner of the Southwest Quarter of Section 15, Township 5 South, Range 2 East, and run thence West 1320 feet to a corner; thence South 496 feet to a corner; thence East 1320 feet to a corner; thence North 496 feet to the point or place of beginning, containing 15 acres, more or less.

and against the unknown heirs and devisees of Jimmie Keys, Deceased; the unknown heirs and devisees of George R. Ruffin, Deceased, and against any and all persons, firms or corporations claiming any title to, interest in, lien or encumbrance on the said land or any part thereof.

The unknown heirs and devisees of Jimmie Keys, Deceased, and the unknown heirs and devisees of George R. Ruffin, Deceased, are, if living, over twenty-one years of age, but their places of residence and post office addresses are unknown and cannot be ascertained after reasonable efforts and the making of diligent inquiry to ascertain the facts with regard thereto.

The said Bill of Complaint has been filed for the purpose of establishing the title of the said Complainant to all of the said lands, for the purpose of quieting her title thereto and to clear up all doubts and disputes concerning the title to the said

property.

BOOK 023 PAGE 169

Complainant claims the absolute fee simple title to all of the said lands under, from, by and through the following conveyances:

- A. Deed, Willard H. Keys et al to Jimmie Keys, dated December 30, 1910, which is recorded in Deed Book 16 N. S. at page 664, Baldwin County, Alabama Records.
- B. Deed, Jimmie Keys to George Ruffin, dated June 29, 1920, which is recorded in Deed Book 29 N. S. at page 632, Baldwin County, Alabama Records.

The Complainant in and by her said Bill of Complaint alleges and avers that she owns the said lands in her own right, absolutely and in fee simple; that she is in the actual, peaceable possession of the said lands under claim of ownership; that the title to the said lands stands upon the records in the office of the Judge of Probate of Baldwin County, Alabama, the County where the said lands are situated, in the name of George R. Ruffin, through whom the Complainant claims title; that no suit is pending to test Complainant's title to, interest in, or right to the possession of the said lands or any part thereof; that Complainant and those through whom she claims title have paid taxes on the said lands for a period of ten or more consecutive years next preceding the filing of her Bill of Complaint and that no other persons, firms or corporations, other than the Complainant and those through whom she claims title, have paid taxes on or have been in possession of any of the property described in the said Bill of Complaint or any part thereof for a period of ten or more consecutive years prior to the filing of the said Bill of Complaint.

The Respondents named above and all persons, firms or corporations claiming any title to, interest in, lien or encumbrance on the said lands, or any part thereof, must appear in this Court and plead, answer or demur to the said Bill of Complaint before the 13th day of February, 1956, or at the expiration of thirty days from the said date decrees pro confesso

BOOK 004 PAGE 246

will be taken against them, testimony will be thereafter taken and the said cause submitted for a final decree quieting Complainant's title to the said lands.

IN WITNESS WHEREOF, I have hereunto set my hand as Register of the Circuit Court of Baldwin County, Alabama, in Equity, and affixed the seal of the said Court on this the 10th day of January, 1956.

Alice J. Duck

ALICE J. DUCK, as Register of the Circuit Court of Baldwin County, in Equity.

J. B. BLACKBURN,
Solicitor for Complainant.

STATE OF ALABAMA, BALDWIN COUNTY

Filed 1-10-56 8A

Recorded *Lo Pass* book 4 page 245-7

MR. Stuart
Judge of Probate

BOOK 004 PAGE 247

LILLIE RUFFIN, a non compos
mentis, by ORRIE SMITH, as
her Guardian,

Complainant,

vs.

CERTAIN LANDS and the unknown
heirs and devisees of Jimmie
Keys, Deceased, et al.,

Respondents.

IN THE CIRCUIT COURT OF
BALDWIN COUNTY, ALABAMA

IN EQUITY.

NO. 2691.

FINAL DECREE

This cause coming on to be heard on this date is submitted for a final decree on behalf of the complainant upon the original, verified Bill of Complaint; Order designating newspaper in which Notice of Pendency of Bill of Complaint shall be published; Notice of Pendency of Bill of Complaint; Proof of publication of notice of Pendency of Bill of Complaint; Register's Certificate as to service; Motion for leave to amend and order allowing amendment; Motion for decree pro confesso; Decree pro confesso; Motion of complainant for an order or decree setting cause for hearing, appointed a guardian ad litem to represent unknown minors and persons of unsound mind interested in this proceeding, and an attorney to represent any unknown parties interested in this proceeding who may be in the Military Service of the United States; Decree dated August 23, 1956, setting this cause for hearing on August 24, 1956, appointing Wilson Hayes as guardian ad litem to represent any unknown minor or person of unsound mind interested in this proceeding, and as attorney to represent any person interested in this proceeding who may be in the Military Service of the United States, and ordering that the testimony of the witnesses for the complainant be taken in open court and transcribed in the manner provided by Equity Rule No. 56 as amended; Notice of appointment of guardian ad litem and attorney to represent parties in the Military Service, and acceptance of such appointment; Answer of guardian ad litem and attorney for unknown parties interested in this proceeding who may be in the Military Service of the United States; and the testimony of Orrie Smith and Isaac Crandal, witnesses for the complainant, taken in open court on August 24,

1956, and the Exhibits to the testimony of the witnesses, all of which has been noted by the Register; upon consideration of all of which it appears to the court that all persons, firms or corporations named in the Bill of Complaint filed in this cause have permitted a decree pro confesso to be taken against them; that the allegations of the said Bill of Complaint are true; and that the Complainant is entitled to a decree quieting title to the lands described in the said bill of complaint, upon consideration of all of which it is, therefore, ORDERED, ADJUDGED AND DECREED by the court as follows:

1. That the complainant, Lillie Ruffin, is the lawful owner in fee simple, of the following described lands situated in Baldwin County, Alabama, to-wit:

Begin at the Northeast corner of the Southwest Quarter of Section 15, Township 5 South, Range 2 East, and run thence West 1320 feet to a corner; thence South 496 feet to a corner; thence East 1320 feet to a corner; thence North 496 feet to the point or place of beginning, containing 15 acres, more or less,

That the absolute fee simple title to the said lands and each and every part thereof and all interest therein is in the said complainant, Lillie Ruffin, free and clear of and from the claim or claims of all persons, firms or corporations, claiming any title to, interest in, lien or encumbrance on the said lands, or any part thereof, or any interest therein; that the said complainant has and is hereby given judgment against the said land and against all persons, firms or corporations claiming any title to, interest in, lien or encumbrance on the said lands or any part thereof.

2. The complainant's title to the said lands is hereby quieted against the unknown heirs and devisees of Jimmie Keys, Deceased; the unknown heirs and devisees of George R. Ruffin Deceased, and against any and all persons, firms or corporations claiming any title to, interest in, lien or encumbrance on the said lands, or any part thereof, and all such claims are hereby adjudged and decreed to be invalid, groundless and of no effect.

3. The Register of this Court shall, within thirty days from the rendition of this decree, file a certified copy hereof in the Office of the Judge of Probate of Baldwin County, Alabama, for record therein, and tax the cost of such recording as a part of this proceeding.

4. The Judge of Probate of Baldwin County, Alabama, shall record the said certified copy of this decree in the same book and manner in which deeds are recorded, and shall index the same in the Direct Indexes in the names of Jimmie Keys and George R. Ruffin and shall index the same in the Indirect or Reverse Index of said records in the name of Lillie Ruffin.

5. The title hereby adjudged and decreed to be in said Complainant, Lillie Ruffin, shall inure to the benefit of all persons who derive title to the said lands, or any part thereof, or any interest therein, from or through the said complainant, and such title or interest shall be at all times treated and considered as though it had been established in favor of the person or persons so procuring or deriving title from the said complainant.

6. The costs of this proceeding are hereby taxed against the complainant, for which execution may issue.

ORDERED, ADJUDGED AND DECREED on this the 21st day of October, 1957.

Hubert M. Hall
Judge.

FILED
OCT 21 1957
ALICE L. BRICK, Register

#5.00

FILED
OCT. 3 1956
ALICE J. DUCK, Register

LILLIE RUFFIN, A NON COMPOS MENTIS,
BY: Orrie Smith, Guardian,
Complainant,
VS.
CERTAIN LANDS, AND THE UNKNOWN
HEIRS AND DEVISEES OF JIMMIE KEYS,
Decased.
Respondents.

IN THE CIRCUIT
COURT OF BALDWIN COUNTY, ALABAMA
IN EQUITY
No. 3691

ORRIE SMITH, A WITNESS FOR THE COMPLAINANT, BEING FIRST DULY
SWORN, TESTIFIED:

Examination by Mr. Blackburn.

Q. You are Orrie Smith?

A. Yes sir.

Q. Have you been appointed and are you know acting as guardian of
Lillie Ruffin?

A. Yes sir.

COMPLAINANT OFFERS in evidence certified copy of Letters of
Guardianship issued by the Probate Court of Baldwin County, Alabama,
and ask that it be identified as Complainant's Exhibit 1.

Q. Orrie was Lillie Ruffin at the time this suit was filed and now,
over 21 years of age?

A. Yes sir.

Q. This suit was filed before you were appointed as her guardian?

A. Yes sir.

Q. I will ask you if, at the time of the filing of the suit and at this time, she is a resident of Baldwin County, Alabama?

A. Yes sir.

Q. Now the unknown heirs and devisees of Jimmie Keys, deceased, if they are living are over 21 years of age, are they not?

A. I don't know of any.

Q. But if they are - if there are any, they are over 21 years of age?

A. Yes sir.

Q. You don't know anything about their addresses?

A. No sir.

Q. You are familiar with what Lillie did about this thing before the suit was filed, are you not?

A. Yes sir.

Q. An abstract was made, wasn't it?

A. Yes sir.

Q. And I was employed to examine it?

A. Yes sir.

Q. You also made a search in the community to try to find out the ages, names and addresses of the heirs of Jimmie Keys?

A. Yes sir.

Q. And also as to the unknown heirs of George R. Ruffin?

A. Yes sir.

Q. What relationship was there between George R. Ruffins and Lillie

Ruffin?

A. Husband and wife.

Q. When did George R. Ruffin die ?

A. September 30, 1955.

Q. Did he leave any children?

A. No sir.

Q. Father or mother?

A. No sir.

Q. Brothers or sisters, or their descendants?

A. No sir.

Q. His wife, Lillie, was his only heir?

A. Yes sir.

Q. At the time this suit was filed I will ask you whether or not Lillie Ruffin was in possession of the land described, which is described as follows:

Beginning at the northeast corner of the Southwest Quarter of Section 15, Township 5 South, Range 2 East, and run thence south 496 feet to corner, thence East 1320 feet to corner, thence North 496 feet to the point or place of beginning, containing 15 acres more or less, situated in Baldwin County, Alabama?

A. Yes sir.

Q. What possession, Orrie, did Lillie Ruffin have at the time this suit was filed? -- That is, what was she using the property for?

A. Farming

Q. How long have you lived in that community?

A. 10 years.

Q. What use was made of the property during the 10 years you have lived in the community?

A. Farming.

Q. Was it farmed by George Ruffin in his life time?

A. Yes sir.

Q. And by Lillie after his death?

A. Yes sir.

Q. I will ask you if Lillie did n't -- If Lillie and George didn't pay taxes on the property for more than 10 years next preceding the filing of the bill of complaint?

A. Yes sir.

Q. No suit is pending to test the title to or the possession of the property other than this one?

A. No.

Q. That is the only suit?

A. Ye s sir.

MR. BLACKBURN: Now the Complainant also offers in evidence a certified copy of a deed from Millard H. Keys, et al, to Jimmie Keys, dated December 30, 1910, recorded in Deed Book 16, at page 664, Baldwin County, Alabama, Records, and ask that it be identified as Complainant's Exhibit 2.

MR. BLACKBURN: The Complainant also offers in evidence a deed from Jimmie Keys to George Ruffin, dated June 29, 1920, which is recorded in deed Book 29 at page 632, Baldwin County, Alabama records, and ask that it be identified as Complainant's Exhibit 3.

Q. Lillie lives with you at this time?

A. Yes sir.

Q. She has lived with you since approximately right after her husband died?

A. Yes sir, same day.

Q. You are familiar with her affairs?

A. Yes sir.

Q. I believe you stated that the abstract was made and you had me to examine it, or Lillie did, and you too?

A. Yes sir.

Q. All of the information relative to the title and ownership shown by the abstract is set out in this complaint?

A. Yes sir.

Q. You are familiar with this complaint?

A. Yes sir.

Q. And the facts therein set forth are true and correct?

A. Yes sir.

Q. During the 10 years you were there and up to the date of George Ruffin's death, did he claim to own the property?

A. Yes sir.

Q. Has Lillie claimed to own it since his death?

A. Yes sir.

ON CROSS EXAMINATION OF THIS WITNESS, BY GUARDIAN AD LITEM, HE
TESTIFIED:

Examination by Mr. Hayes.

Q. Orrie, did you make a search for Jimmie Keys?

A. Yes sir, he's dead.

Q Did you know him during his life time?

A. No sir.

Q. Have you been able to learn of any heirs or devisees of Jimmie Keys?

A. I do know of some of them - his two brothers -

Q. You discovered the names of those?

A. Yes sir.

Q. Were you able to locate them?

A. Yes sir.

Q. Were they notified of this suit?

A. Yes sir.

Q. You made a diligent search for any heirs of George R. Ruffin?

A Yes sir.

Q. WWere you able to find any of his heirs besides Lillie Ruffin?

A. No sir.

Q. Did you inquire around the community where he lived during his life time?

A. Yes sir;

Q. Do you know this property?

A. Yes sir.

Q. How close do you live to it?

A. For the last few years I have been living approximately 3 miles from it.

Q. You see it every day or every week or so?

A. Occasionally I did.

Q. Did George Ruffin, during his life time, and Lillie after his death, farm that land?

A. Yes sir.

Q. Did they just farm it from time to time, or every year?

A. He farmed it until he got in bad health and he rented it out to Will Longmire for two years--

Q. Will Longmire recognized that he was a tenant of George Ruffin?

A. Yes sir.

Q. Everybody knew that he was a tenant of George?

A. Yes sir.

Q. Who farmed it the last two years?

A. Will Longmire last year and the year before and Mr. Lazarri rented it this year.

Q. Mr. Lazarri recognized that it was Lillie's land and he was renting it from her?

A. Yes sir.

ON RE-DIRECT EXAMINATION OF THIS WITNESS, HE TESTIFIED:

Examination by Mr. Blackburn.

Q. The property has been under fence all of the time you have known it?

A. Yes sir.

ISAAC CRANDAL, A WITNESS FOR THE COMPLAINANT, BEING FIRST DULY SWORN,
TESTIFIED:

Examination by Mr. Blackburn.

Q. Is this Isaac Crandal?

A. Yes sir.

Q. Where do you live with reference to the piece of land involved in this suit?

A. I live in Daphne.

Q. That is about how far from this piece of land?

A. About two and one half miles.

Q. How long have you known this piece of land?

A. Practically all of my life.

Q. Limiting it to the 20 years preceding the filing of this suit, you knew George R. Ruffin in his life time?

A. Yes sir.

Q. For more than 20 years prior to his death, I will ask you if he was in possession of this land?

A. Yes sir.

Q. What use did he have?

A. Farming it.

Q. Was it under fence?

A. Yes sir.

Q. Did he claim to own it?

A. Yes sir.

Q. Nobody disturbed his possession?

A. No sir.

Q. After his death, I will ask you if Lillie Ruffin, up to the time the guardian was appointed, if she had been in possession of this land?

A. Yes sir.

Q. She claimed to own it?

A. Yes sir.

Q. Do you know of any other heirs of George Ruffin?

A. No--

Q. Other than Lillie Ruffin?

A. No sir.

Q. Since Lillie has had a guardian, the property has been farmed by Mr. Lazarri, hasn't it?

A. Yes sir.

ON CROSS EXAMINATION OF THIS WITNESS, HE TESTIFIED:

Examination by Mr. Hayes.

Q. How long have you been living in Daphne?

A. All of my life.

Q. Did you know George Ruffin during his life time?

A. Yes sir, he and I used to work together.

Q. He died in 1935?

A. No sir, 1955 - last yeat.

Q. And you know that he farmed it himself?

A. Yes sir.

Q. And he had possession of it?

A. Yes sir.

Q. He was in the notorious and adverse possession, and peaceable possession of it during his life time?

A. That's right.

Q. And do you know of any heirs of George Ruffin?

A. No sir, not one.

Q. In the community where he lived is he reputed not to have had any heirs other than Lillie?

A. So far as I know of.

Q. What kind of fence is that on the land?

A. It is a good fence, because it^{is}/surrounded by other farms, practical-ly on every side.

Q. Is it about to fall down, or a good fence?

A. Good fence the last time I saw it.

Q. When was the last time you saw it?

A. Last year going through the filed; I didn't farm it but I used to go through there regularly in 1944; George and I used to Turpentine together and we came through his field.

Q. And he would tell you that that was his property?

A. Yes sir.

C E R T I F I C A T E:

I hereby certify that the foregoing, consisting of pages 1 to 11 both inclusive, correctly sets forth a true and correct transcript of the testimony as taken by me, in open Court, in the captioned suit, before Hon Hubert M. Hall, Judge of said Court.

This 24th day of August, 1956.

Louise Bessborough
Court Reporter