

STATE OF ALABAMA )

COUNTY OF SHELBY )

**SCRIVENER'S AFFIDAVIT**

Comes now Mitchell A. Spears, the Affiant herein, and after first being duly sworn, said Affiant does hereby depose and say as follows:

1. That the above designated Affiant has personal knowledge of the facts stated herein.

2. That between September 3, 1983 and February 13, 1986, the Affiant, while functioning as a practicing attorney in Shelby County, Alabama, drafted five separate deeds and an existing mortgage in reference to certain property located in Shelby County, Alabama, hereinafter described as follows:

Lot 4, Block 6, according to the survey of Roberts Subdivision in the corporate limits of Montevallo, Alabama as recorded in Map Book 5 page 109 and Map Book 6 page 2 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

3. Said deeds were heretofore recorded in the office of the Probate Judge, Shelby County, Alabama, respectively, as follows:

Book 349, Page 916; Book 010, Page 527; Book 010, Page 528; Book 028, Page 176; and Book 061, Page 438.

The Mortgage which is, as of this date, in existence, was recorded at Book 091, Page 392, in the office of the Probate Judge, Shelby County, Alabama.

4. Each of the above designated deeds and the said mortgage contained the proper legal description in that the property conveyed was designated as "Roberts Subdivision, Lot 4, Block 6" and was further shown as being located within the municipality of Montevallo, Shelby County, Alabama. However, beginning with the first deed designated above at Book 349, page 916, the Scrivener substituted source of title information to said deed, in place of proper Map Book and Page number, and to each subsequent deed and the existing mortgage drafted thereafter, through error or inadvertence.

5. The legal description upon the five deeds heretofore mentioned, as well as the existing mortgage, should have been precisely stated as first shown above within this Affidavit, and it was the intent of both Grantors and Grantees upon the execution of each of said deeds and mortgage, that the legal description upon said documents be entered as first shown above.

In consequence of the above and aforementioned facts, Duane Williams and Mildred Williams are the proper record title owners of the property first described herein; and by virtue of Quitclaim Deed from John H. Roberts and wife, Lynn Roberts to Duane Williams and wife, Mildred Williams, any previously existing missing link within the chain of title upon this real estate is hereby inserted, in order to remove existing clouds from title. Said Quitclaim Deed is recorded immediately following this Affidavit in the Office of the Probate Judge, Shelby County, Alabama.

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Furthermore, the Affiant saith naught.

Mitchell A. Spears  
Mitchell A. Spears, Affiant

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mitchell A. Spears, whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Affidavit, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of October, 1991.

Shirley J. Spears  
Notary Public 9/94

1. Deed Tax	_____
2. Mfg. Tax	_____
3. Recording Fee	_____
4. Indexing Fee	_____
5. No Tax Fee	_____
6. Certified Fee	_____
Total	_____

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STATE OF ARIZONA  
COUNTY OF COCHISE

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Shirley J. Spears  
NOTARY PUBLIC