20061204000585500 1/1 $11.00
Shelby Cnty Judge of Probate, AL
12/04/2006 09:24:50AM FILED/CERT

STATE OF ALABAMA)
:
COUNTY OF MONTGOMERY)

SCRIVENER'S AFFIDAVIT

BEFORE ME, a Notary Public, in and for said State and County, personally appeared Bowdy J. Brown, who, being first duly sworn, does depose and say on oath as follows:

"My name is Bowdy J. Brown. I am a practicing attorney in the City of Montgomery, Alabama. In my capacity as such, I prepared that certain Mortgage Foreclosure Deed in favor of Regions Bank d/b/a Regions Mortgage, which is filed of record in Instrument Number 20061006000496660 in the Office of the Judge of Probate of Shelby County (hereinafter referred to as "Deed"). The Deed relates to that certain mortgage executed by , R. Eric Daniels, an unmarried man, to Regions Mortgage, Inc., which mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20021210000619930 in said Probate Office.

This Scrivener's Affidavit is being executed to bring attention to and correct a scrivener's error appearing in the legal description of said Deed and to correct the legal description of said Deed to read as follows:

Unit "D", Building 6, Phase II of Chandalar South Townhouses, located in the SW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of said 1/4-1/4 section; thence in a Northerly direction along the East line of said 1/4-1/4 section, a distance of 980.76 feet; thence 90 degrees left, in a Westerly direction, a distance of 429.03 feet, thence 32 degrees 43 minutes 15 seconds left, in a Southeasterly direction, a distance of 115.2 feet; thence 90 degrees right in a Southwesterly direction a distance of 12.93 feet to the SE corner of said Unit "D" and the point of beginning; thence 101 degrees 42 minutes 15 seconds right, in a Northwesterly direction along the outside face of the Northeasterly wall and wood fence of said Unit "D", a distance of 58.15 feet to the corner of said wood fence; thence 90 degrees left, in a Southwesterly direction along the outside face of a wood fence that extends across the backs of Units "A", 'B", "C" and "D", a distance of 9.4 feet to the SE corner of a storage building; thence 90 degrees right, in a Northwesterly direction along the Northeast outside wall of said storage building, a distance of 4.1 feet to the NE corner of said storage building; thence 90 degrees left, in a Southwesterly direction along the Northwest outside wall of said storage building, a distance of 6.0 feet to the NW corner of said storage building; thence 90 degrees left, in a Southeasterly direction along the Southwest outside wall of said storage building, a distance of 4.1 feet to a point on the outside face of said wood fence that extends across the backs of Units "A", "B", "C" and "D", thence 90 degrees right in a Southwesterly direction along the outside face of said wood fence, a distance of 8.1 feet to the centerline of a wood fence common to Units "C" and "D", thence 90 degrees left, in a Southeasterly direction along the center line of said wood fence and also the centerline of a party wall and wood fence common to Units "C" and "D", a distance of 67.7 feet to a point on the outside face of a wood fence that extends across the fronts of Units "A", "B", "C", and "D", thence 90 degrees left, in a Northeasterly direction along the outside face of said wood fence across the front of Unit "D", a distance of 23.5 feet to the corner of said wood fence; thence 90 degrees left, in a Northwesterly direction along the outside face of a wood fence on the Northeast side of Unit "D", a distance of 9.55 feet to the point of beginning, and recorded in Map Book 7, Page 166, in the Probate Office of Shelby County, Alabama.

It is the purpose and intent of this Scrivener's Affidavit to correct the Legal Description contained in said Deed."

_____(L.S.)
Bowdy J. Brown

SWORN TO AND SUBSCRIBED BEFORE ME this 25th day of November, 2006.

Jessica Butler
Notary Public
My Commission Expires: 10-23-07

(Seal)

This instrument prepared by:
Bowdy J. Brown
Rushton, Stakely, Johnston & Garrett, P.A.
Post Office Box 270
Montgomery, Alabama 36101-0270
Our File No.: 7600-67 / E. Daniels / 10042174