

SCRIVENERS AFFIDAVIT

20130402000135160 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
04/02/2013 08:12:45 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF JEFFERSON

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND IN SAID STATE, HEREBY CERTIFY THAT BEFORE ME PERSONALLY APPEARED DAVID S. SNODDY, WHO IS KNOWN TO ME, AND WHO BEING BY ME FIRST DULY SWORN DOES ON HIS OATH DEPOSE AND SAY AS FOLLOWS:

MY NAME IS DAVID S. SNODDY AND I AM A PRACTICING ATTORNEY IN THE CITY OF BIRMINGHAM, JEFFERSON COUNTY, ALABAMA. ON DECEMBER 14, 2012, WHILE A MEMBER OF THE LAW FIRM OF THE SNODDY LAW FIRM, LLC, I, DID PREPARE THAT CERTAIN WARRANTY DEED EXECUTED BY GRANTORS TIMOTHY M. LANGLOIS AND WARRENE ODEN LANGLOIS, HUSBAND AND WIFE TO KEITH S. ELLARD AND JOANNA W. ELLARD, GRANTEE, RECORDED IN INSTRUMENT NO: 20121226000493890 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. I ALSO PREPARED THAT MORTGAGE DATED DECEMBER 14, 2012 FROM KEITH S. ELLARD AND JOANNA W. ELLARD IN FAVOR OF WELLS FARGO BANK, N.A. AND FILED OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, IN INSTRUMENT NO: 20121226000493900. IN BOTH DOCUMENTS THE PROPERTY IS DESCRIBED AS FOLLOWS:

LOT 127-A, ACCORDING TO THE RE-SUBDIVISION OF HIGHLAND LAKES, 17TH SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 27, PAGE 90, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREA ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, AS RECORDED IN INSTRUMENT #1994-07111 AND AMENDED IN INSTRUMENT #1996-17643 AND FURTHER AMENDED IN INSTRUMENT #1999-31095 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 17TH SECTOR, RECORDED AS INSTRUMENT #2000-41317 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION".)

THE LEGAL DESCRIPTION CONTAIN IN SUBJECT DOCUMENTS CONTAINS AN INCORRECT LOT NUMBER. THE CORRECT LEGAL IS AS FOLLOWS:

LOT 1727-A, ACCORDING TO THE RE-SUBDIVISION OF HIGHLAND LAKES, 17TH SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 27, PAGE 90, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREA ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, AS RECORDED IN INSTRUMENT #1994-07111 AND AMENDED IN INSTRUMENT #1996-17643 AND FURTHER AMENDED IN INSTRUMENT #1999-31095 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 17TH SECTOR, RECORDED AS INSTRUMENT #2000-41317 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION".)

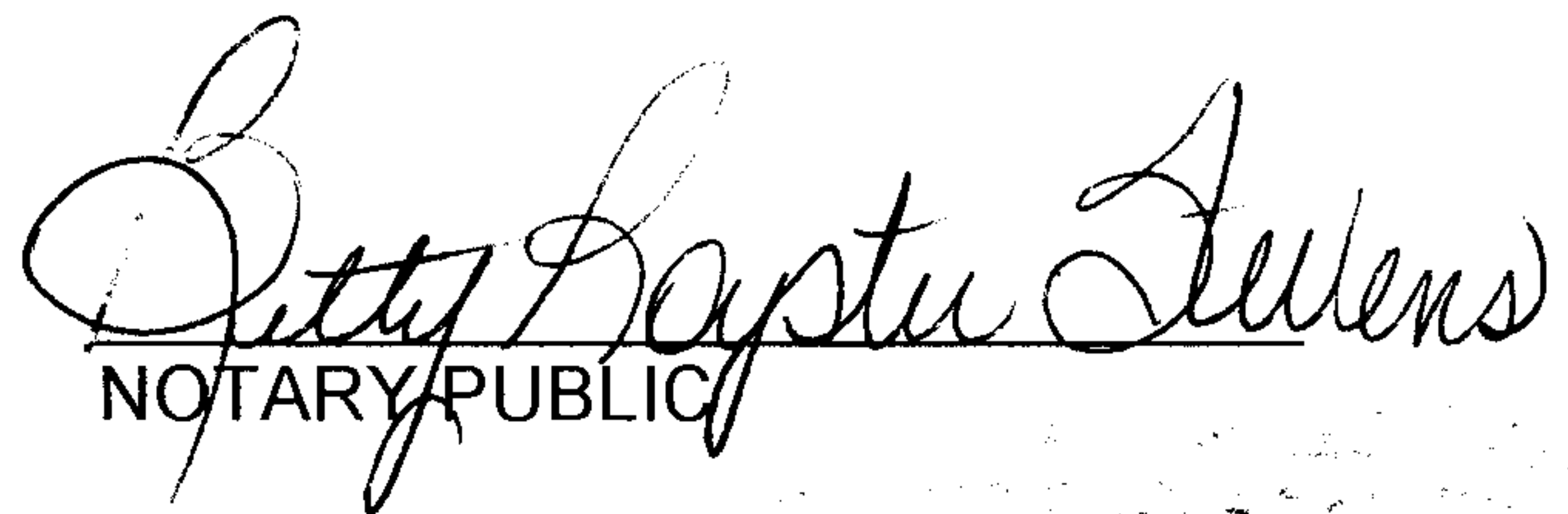
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THIS THE 5TH DAY OF MARCH, 2013.



DAVID S. SNODDY

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5TH DAY OF MARCH, 2013.

My commission expires: 10-27-15


NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243



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