



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/15/2016 08:52:23 AM
\$16.00 JESSICA
20161215000456640

16-129

SCRIVENERS AFFIDAVIT

20161215000456640

12/15/2016 08:52:23 AM

AFFID 1/1

State of Alabama
County of Shelby

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Nedra M. Garrett, who after being duly sworn, deposes and says as follows:

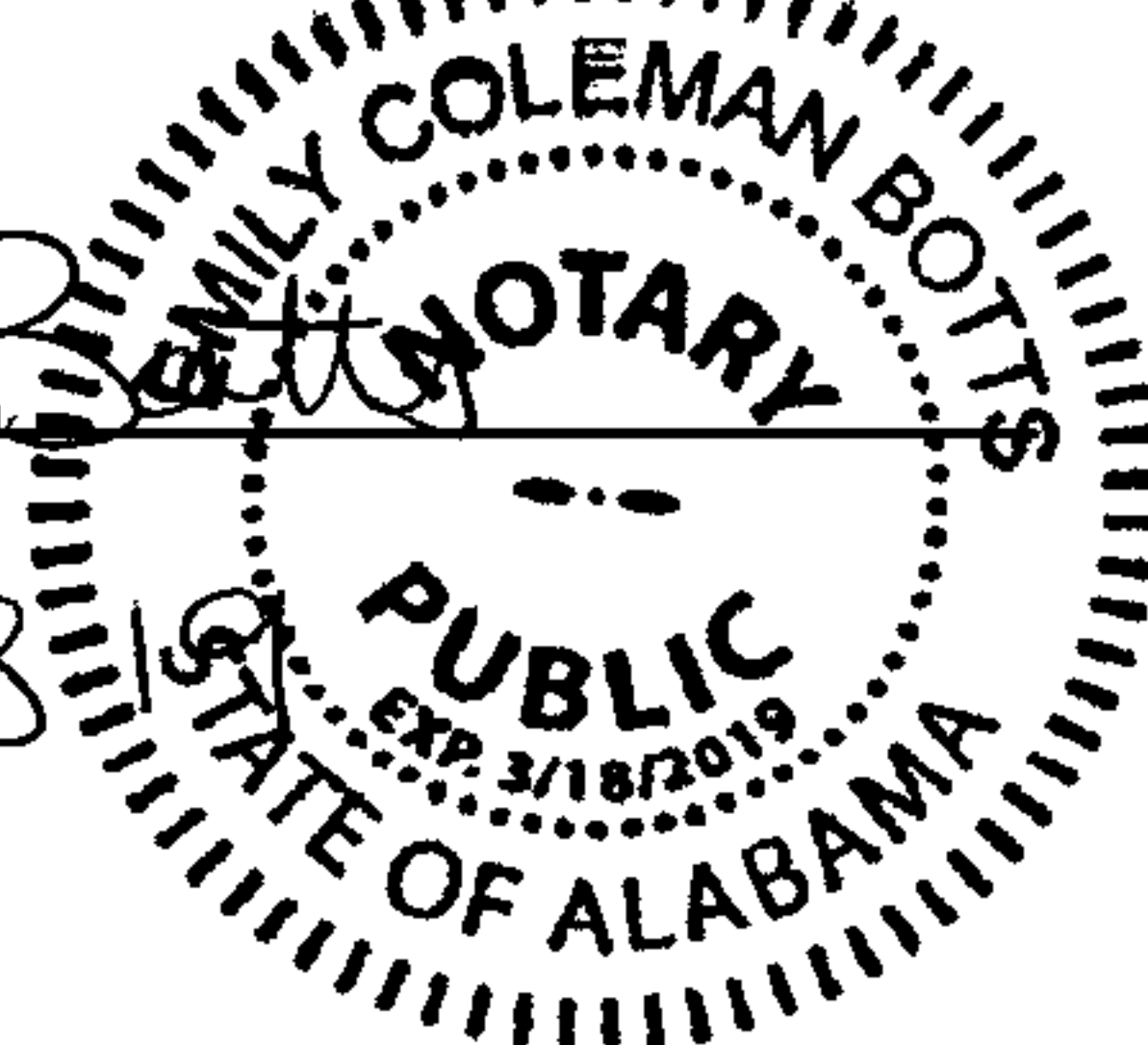
1. My name is Nedra M. Garrett and I am a practicing attorney. My address is: 1401 Doug Baker Boulevard, Suite 107-122, Birmingham, AL 35242.
2. On May 31, 2016, I prepared a General Warranty Deed from Grantors Kristian Patrick Dunn and Angela Renee Dunn to Grantees Sandor Augustus and Shelanda Augustus recorded in Instrument #20160616000208090 and recorded on June 16, 2016 in the Probate Office of Shelby County, Alabama.
3. The General Warranty Deed is defective in that the deed does not grant, bargain, sell and convey joint tenancy with rights of survivorship to the Grantees.
4. The purpose of this Scriveners Affidavit is to correct the conveyance into the Grantees as a joint tenancy with rights of survivorship.

AFFIANT NEDRA M. GARRETT

Sworn to and subscribed before me on this the 14th day of December 2016.

NOTARY PUBLIC

My Commission Expires: 3-18-19



This Instrument Prepared by:

Nedra McClinton Garrett, Attorney

McClinton Garrett & Associates, LLC

1401 Doug Baker Boulevard

Suite 107-122

Birmingham, AL 35242