

STATE OF ALABAMA)
 :
SHELBY COUNTY)

This instrument prepared by:
Frank C. Galloway III, Esq.
GALLOWAY SCOTT & HANCOCK, LLC
2200 Woodcrest Place, Suite 310
Birmingham, AL 35209

SCRIVENER'S AFFIDAVIT

COMES NOW, the undersigned Frank C. Galloway III and being duly sworn testifies as follows:

I, Frank C. Galloway III, am and was, at all pertinent times herein, a attorney licensed by the State of Alabama. I was the scrivener of the Affidavit of Title of Laurence D. Weygand dated February 13, 2019, said affidavit having been recorded in Instrument 20190417000127000 in the Office of the Judge of Probate of Shelby County, Alabama on April 17, 2019 (the "Affidavit"). The Affidavit was executed by Laurence D. Weygand as owner of Chelsea Farm Partnership, Ltd. and a copy of such Affidavit is attached hereto for reference.

The Affidavit refers to the subject real property as:

"THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY IS THE REAL PROPERTY DESCRIBED IN (1) WARRANTY DEED RECORDED ON 08/05/1993 AT INSTRUMENT #1993-23135, AND (2) STATUTORY WARRANTY DEED RECORDED ON 03/20/1998 AT INSTRUMENT #1998-09890 ATTACHED HERETO."

Such portion of the Affidavit was incorrect due to a scrivener's error in the property to be identified. The Affidavit was intended to state and is hereby amended so as to state that the correct legal descriptions of the subject real property is:

The legal description of the subject property is the real property described as:

Parcel 1: NE ¼ of SW ¼ and the West ½ of NW ¼ of SE ¼ all in Section 13, Township 20 South, Range 2 West, Shelby County, Alabama, less and except a 40 foot (north to south) by 700 foot (east to west) strip of land along the South line of the above described 60 acres with the southeast corner of said strip being the Southwest corner of Lot - 1, Weygand-Hill Subdivision a map of which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 35, Page 16, and was sold to Scott Harrison by deed

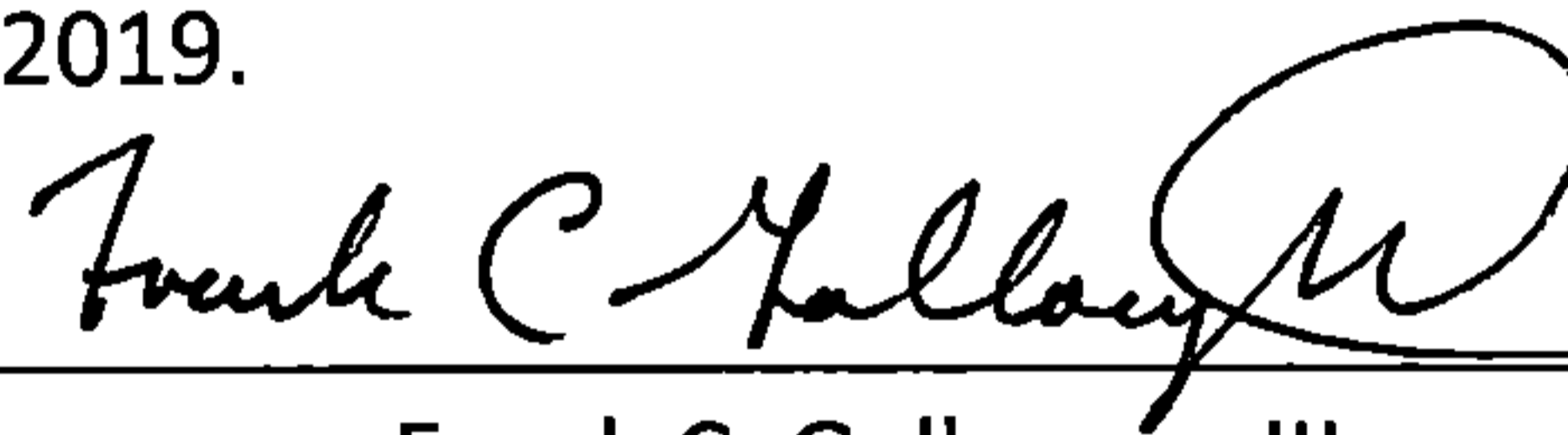
dated August 17, 2018, and recorded on August 30, 2018 in Instrument No. 20180830000312860.

Parcel 2: the property conveyed in the Statutory Warranty Deed recorded on 03/20/1998 at Instrument #1998-09890 attached hereto; and

Parcel 3: Part of the South ½ of the SW ¼ of Section 13, Township 20 South, Range 2 West, Shelby County Alabama being more particularly described as follows:

Beginning at an existing crimp iron pin being the locally accepted Northwest corner of said South ½ of SW ¼ run in an Easterly direction along the accepted North line of the SW ¼ of SW ¼ of said Section 13 for a distance of 1309.29 feet to an existing iron pin; then turn an angle to the left of 1°07'05" and run in an Easterly direction along the accepted North line of the SE ¼ of SW ¼ of said section for a distance of 329.67 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 159°48'05" and run in a Southwesterly direction for a distance of 1,713.60 feet to an existing iron rebar set by Weygand and being on the West line of the SW ¼ of SW ¼ of said Section 13; thence turn an angle to the right of 107°22'13" and run in a Northerly direction along the accepted West line of said SW ¼ of SW ¼ for a distance of 617.97 feet, more or less, to the Point of Beginning.

Sworn to by me this 23rd day of April, 2019.



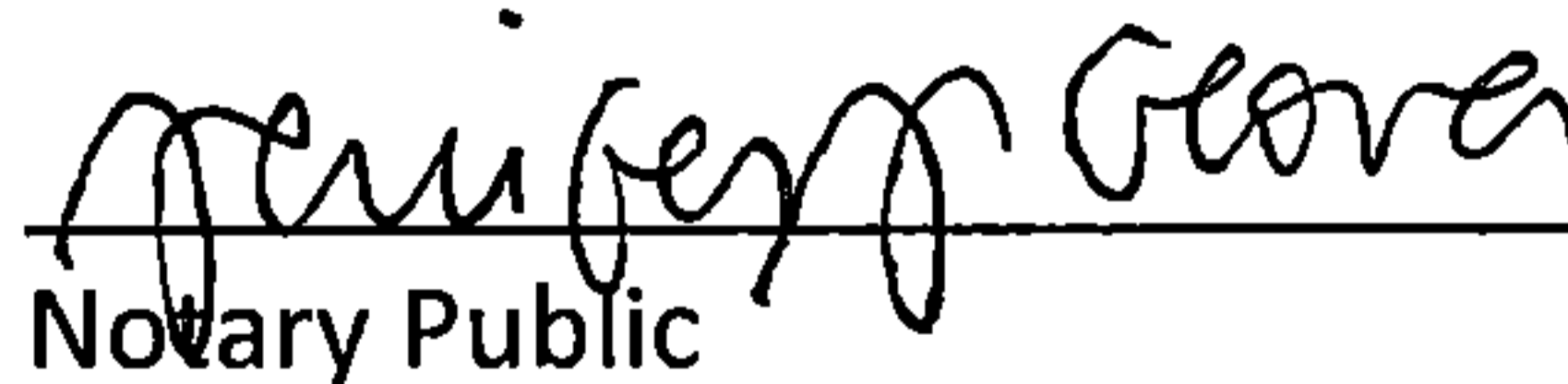
Frank C. Galloway III

STATE OF ALABAMA)

:

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Sworn to before me this the 23rd day of April, 2019.



Notary Public

My Commission Expires: 4-6-20

