

SCRIVENER'S AFFIDAVIT

Before me, the undersigned authority, appeared Jeff W. Parmer, who, after being duly sworn, deposes and says on oath as follows:

- 1.) That my name is Jeff W. Parmer, that I am over the age of 21 years, I have personal knowledge of the information contained herein. I am an attorney licensed to practice law in the State of Alabama.
- 2.) That on or about August 27, 2021 I prepared A Joint Survivorship Deed from Jane Bryant Powell, an unmarried person to Vallery Angela and Rheba Melinda Dawson, filed August 30, 2021 as Instrument #20210830000422570, in the Probate Office of Shelby County, Alabama.
- 3.) **The legal description contained an incorrect call.**
- 4.) **The correct legal description is attached as Exhibit "A"**

The purpose of this affidavit is to correct the legal description of above-described deed of record.


Jeff W. Parmer

Sworn to and subscribed before me on this the 3rd day of September, 2021.


Notary Public

My Commission Expires:

My Commission Expires
March 22, 2022

Prepared by:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SHERRY L SINGLETON
Notary Public
Alabama State at Large

Exhibit A

Legal Description

Page 1 of 2

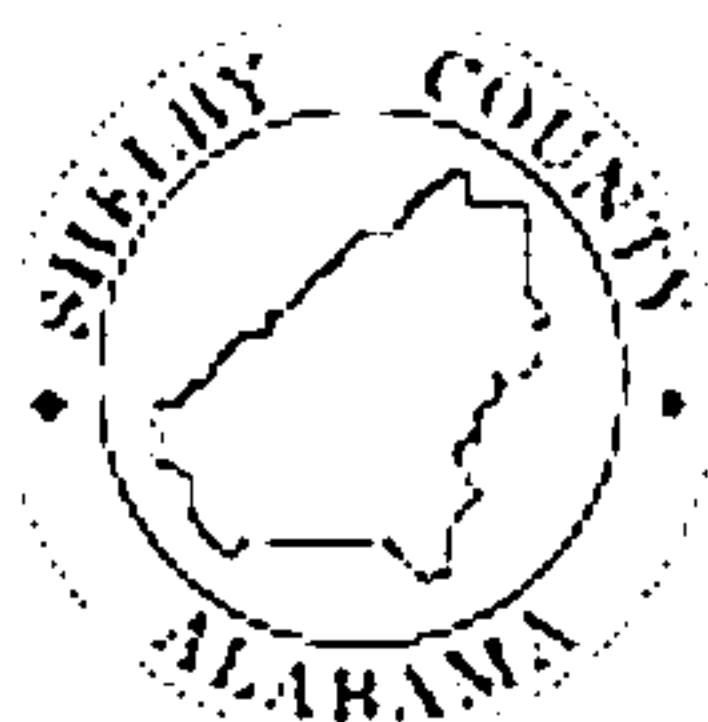
A tract or parcel of Land located in the SW 1/4 of the NW 1/4 the SE 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 33, Township 17 South, Range 1 East, of Huntsville Meridian and base line, Shelby County, Alabama, being a portion of the "Parcel II" as described and recorded in Instrument #20210120000031220, Shelby County Probate Records and being more particularly described as follows:

Commencing at a 2" open top pipe in a rock pile marking the position of the SW corner of the NW 1/4 of Section 33, Township 17 South, Range 1 East, said pipe having an Alabama State Plane Coordinate West Zone, NAD83 in feet of N:1278245.46, E:2257467.48; thence N80°54'03"E for a distance of 622.47 feet to a 5/8" capped rebar set (D. McKinney ALPLS 30350) on the Southeasterly right of way of Alabama Highway 25 (80' right of way) and the Point of Beginning, said set rebar having an Alabama State Plane Coordinate West Zone, NAD83 in feet of N:1278343.90, E:2258082.12; thence along said right of way N31°34'10"E for a distance of 194.73 feet to a point of curvature; thence continue along said right of way with a curve to the left for an arc distance of 177.96 feet, said curve having a radius of 3518.00 feet and being subtended with a chord bearing and distance of N30°07'13"E for 177.94 feet to a point of curvature; thence with a curve to the left an arc distance of 166.22 feet, said curve having a radius of 209.88 feet and being subtended with a chord bearing and distance of N07°56'05"E for a distance of 161.91 feet to a 5/8" capped rebar set (D. McKinney ALPLS 30350); thence leaving said right of way N31°14'43"E for a distance of 582.03 feet to a 5/8" capped rebar set (D. McKinney ALPLS 30350); thence S43°36'31"E for a distance of 1006.33 feet to a 5/8" capped rebar set (D. McKinney ALPLS 30350) on the Northwesterly right of way of Central of Georgia Railroad (250' right of way); thence along said right of way S47°46'05"W for a distance of 536.48 feet to a 5/8" capped rebar set (D. McKinney ALPLS 30350) and the South line of the SE 1/4 of the NW 1/4; thence leaving said right of way N89°43'16"W along said 1/4-1/4 line for a distance of 107.03 feet to a 5/8" capped rebar set (D. McKinney ALPLS 30350) and the SW corner of said SE 1/4 of the NW 1/4; thence along the West line of said 1/4-1/4 section S00°36'58"W for a distance of 98.65 feet to a 5/8" capped rebar set (D. McKinney ALPLS 30350) and the Northwesterly right of way of said railroad; thence along said right of way S47°46'05"W for a distance of 412.42 feet to a vertical railroad rail found; thence leaving said right of way N39°20'04"W for a distance of 629.34 feet to the Point of Beginning.

Together with and subject to an Ingress/Egress and Utility Easement being 40 feet in width and more particularly described as follows:

Page 2 of 2

Commencing at a 2" open top pipe in a rock pile marking the position of the SW corner of the NW 1/4 of Section 33, Township 17 South, Range 1 East, said pipe having an Alabama State Plane Coordinate West Zone, NAD83 in feet of N:1278245.46, E:2257467.48; thence N80°54'03"E for a distance of 622.47 feet to a 5/8" capped rebar set (D. McKinney ALPLS 30350) on the Southeasterly right of way of Alabama Highway No. 25 (80' right of way), said set rebar having an Alabama State Plane Coordinate West Zone, NAD83 in feet of N:1278343.90, E:2258082.12; thence along said right of way N31°34'10"E for a distance of 194.73 feet to a point of curvature; thence continue along said right of way with a curve to the left for an arc distance of 177.96 feet, said curve having a radius of 3518.00 feet and being subtended with a chord bearing and distance of N30°07'13"E for 177.94 feet to a point of curvature; thence with a curve to the left an arc distance of 166.22 feet, said curve having a radius of 209.88 feet and being subtended with a chord bearing and distance of N07°56'05"E for a distance of 161.91 feet to a 5/8" capped rebar set (D. McKinney ALPLS 30350) and the Point of Beginning; thence leaving said right of way N31°14'43"E for a distance of 100.87 feet to a point; thence S43°36'31"E for a distance of 41.44 feet to a point; thence S31°14'43"W for a distance of 143.50 feet to said Southeasterly right of way; thence along said right of way with a curve to the left and arc distance of 66.97 feet, said curve having a radius of 209.88 feet and being subtended with a chord bearing and distance of N05°36'44"W for 66.69 feet to the Point of Beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/03/2021 09:13:38 AM
 \$28.00 CHERRY
 20210903000430980

Allen S. Bayl