


This Instrument was prepared By:
William R. Yancey
316 Normandy Ln
Chelsea, AL 35043


20220426000171140 1/2 \$37.00
Shelby Cnty Judge of Probate, AL
04/26/2022 04:09:23 PM FILED/CERT


STATE OF ALABAMA
SHELBY COUNTY

SCRIVENER'S AFFIDAVIT

Before me, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Stuart J. Garner who after being duly sworn, deposes and says on oath as follows:

My name is William R. Yancey. I prepared that certain Warranty Deeds and/or Quit Claim Warranty Deeds executed by:

- **L A Holding (a trust) to Yancey & Sons, LLC**, recorded in **Inst. 20100527000168320**, in the Probate Office of Shelby County, Alabama.
- **Star Enterprises Trust (a trust) to Yancey & Sons, LLC**, recorded in **Inst. 20100527000168330**, in the Probate Office of Shelby County, Alabama.
- **William Randall Yancey to Yancey & Sons, LLC**, recorded in **Inst. 20100527000168310**, in the Probate Office of Shelby County, Alabama.
- **Glen Derek Yancey (also known as Glen Derick Yancey) to Yancey & Sons, LLC**, recorded in **Inst. 20220228000083330**, in the Probate Office of Shelby County, Alabama.
- **Raymond Perry Yancey to Yancey & Sons, LLC**, recorded in **Inst. 20220228000083290**, in the Probate Office of Shelby County, Alabama.
- **Dian Lawler Johnson and husband, James Goree Johnson**, recorded in **Inst. 200912102000443100**, in the Probate Office of Shelby County, Alabama.


It has been brought to my attention that the legal description in all of the **Warranty Deeds and/or Quit Claim Deeds** was incorrect. The legal description of all should read as such:

A parcel of land (Parcel No. 36 2 03 4 001 002.002), situated in the NW ¼ of the SE ¼ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama and being more particularly described as follows:

Begin at the intersection of the West right of way line of Melton Street and the North line of the NW ¼ of the SE ¼ of Section 3, Township 24 North, Range 12 East; thence S 02° 17' 24" E a distance of 194.71'; thence S 87° 48' 56" W a distance of 25.87'; thence S 02° 51' 24" E a distance of 114.26'; thence S 86°

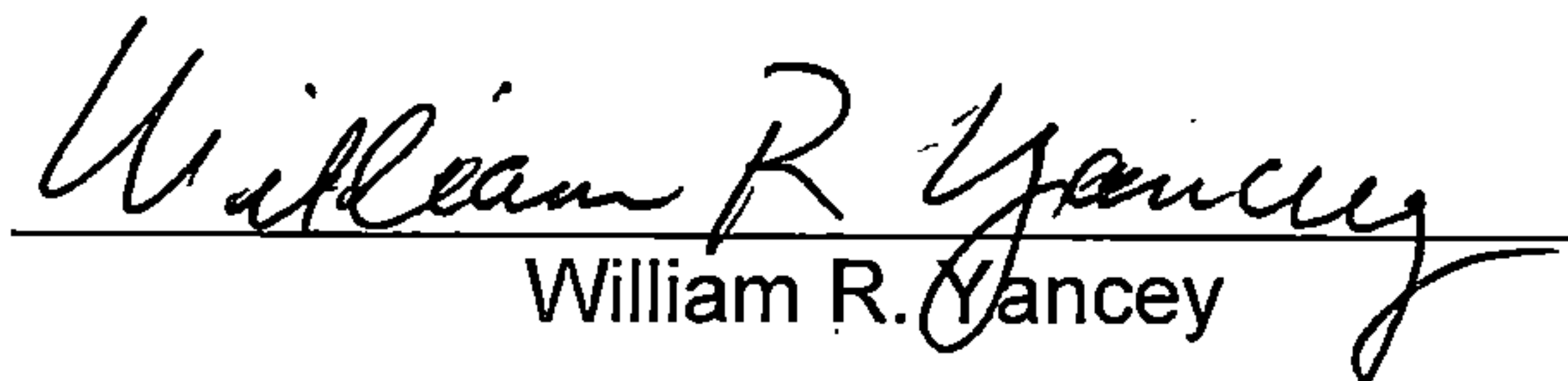


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24'11" W a distance of 263.90'; thence N 02°26'54" W a distance of 309.14';
thence N 86°33'43" a distance of 289.48' to the Point of Beginning.

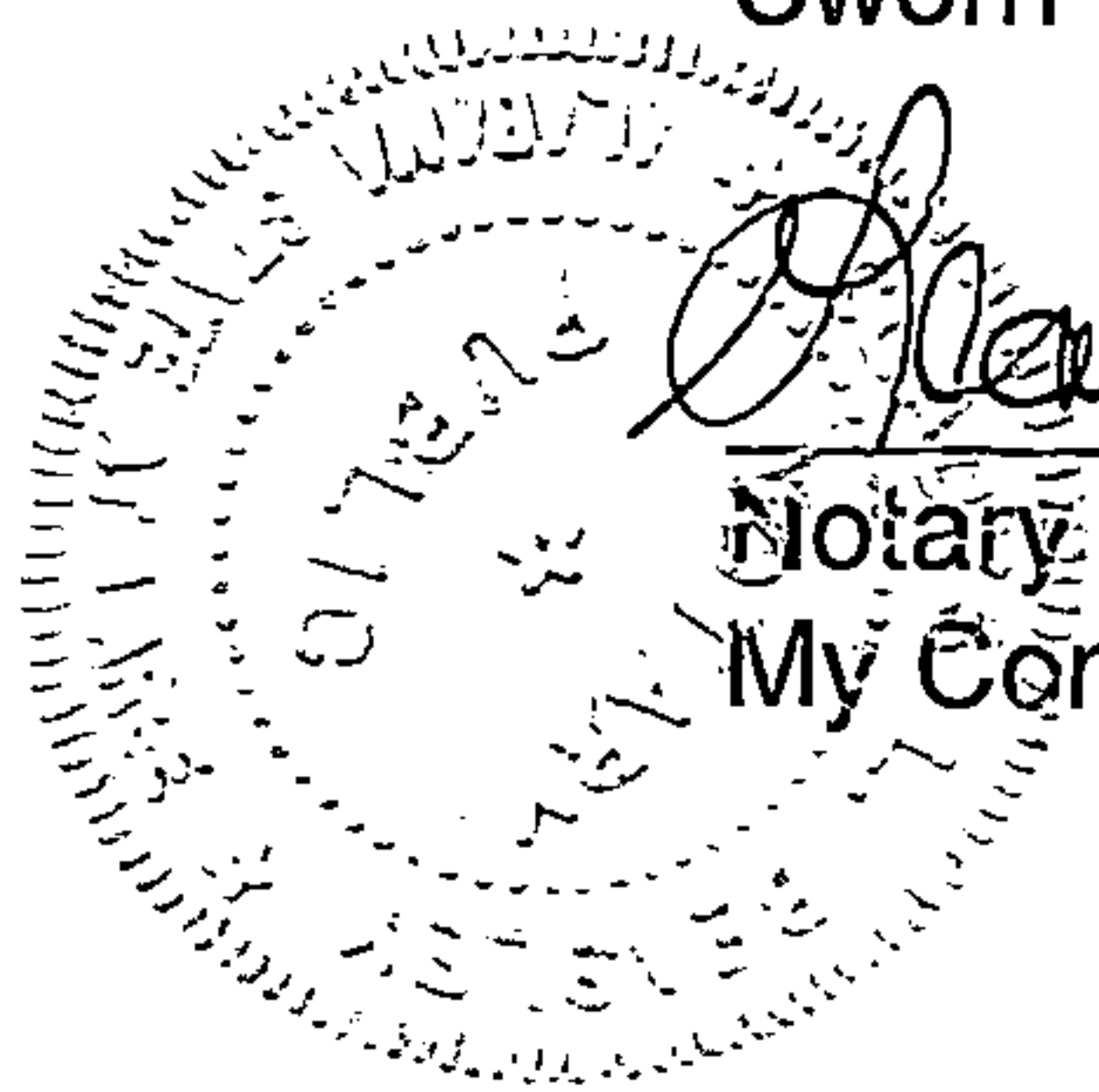
Containing 1.98 acres, more or less.

This affidavit is given to correct the legal description in the above recited in
the Warranty Deeds and/or Quit Claim Deeds. Affiant further saith not.


William R. Yancey

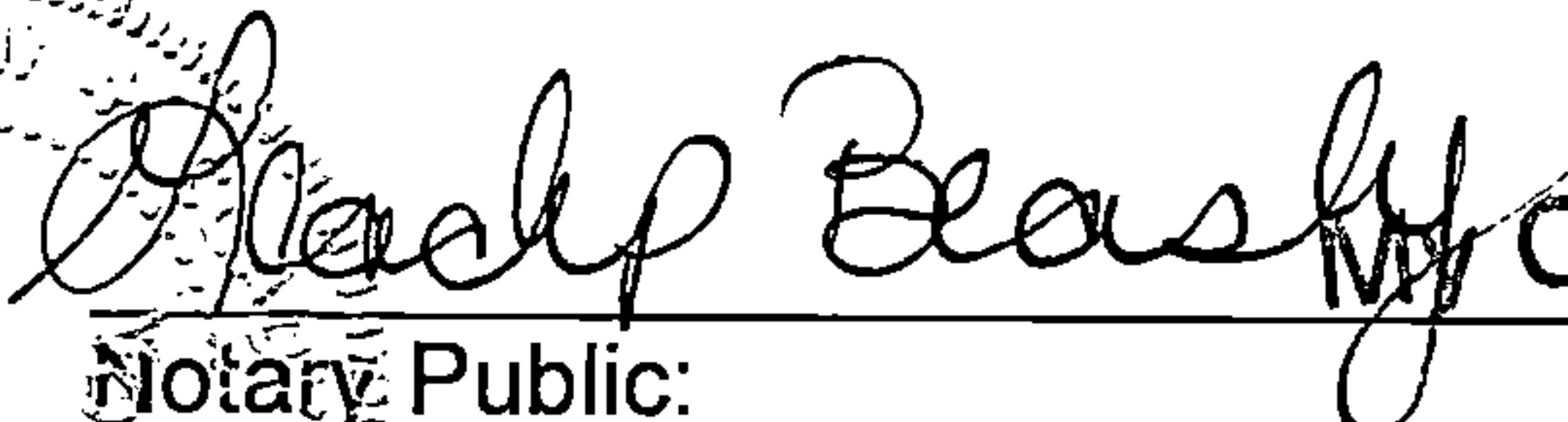
STATE OF ALABAMA
SHELBY COUNTY

Sworn to and subscribed before me this the 26th day of April, 2022.



Notary Public:

My Commission Expires:


My Commission Expires
June 1, 2022