

This instrument prepared by:

Joshua L. Hartman
P. O. Box 846
Birmingham, AL 35201-0846

STATE OF ALABAMA)

SHELBY COUNTY)

SCRIVENER'S AFFIDAVIT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA L. HARTMAN, who being sworn by me deposes and states on oath as follows:

My name is JOSHUA L. HARTMAN. I prepared a Statutory Warranty Deed from Blackridge Partners, LLC, an Alabama limited liability company, to Zachary Ray Bean on June 8, 2023, and recorded on June 8, 2023 in Inst. No. 20230608000172980 in the Probate Office of Shelby County, Alabama.

I also prepared the legal description to the Mortgage from Zachary Ray Bean, an unmarried person, to UBS Bank USA., an Industrial Bank organized under the laws of Utah, recorded on June 8, 2023 in Instrument No. 20230608000172990 in said probate office.

Said deed and mortgage were defective in that there was an amendment to the record map and the book and page in the legal description were incorrect. The property should have been described as follows:

Lot 1617, according to the Amended Plat of Blackridge Phase 6, as recorded in Map Book 57, Page 81, in the Probate Office of Shelby County, Alabama.

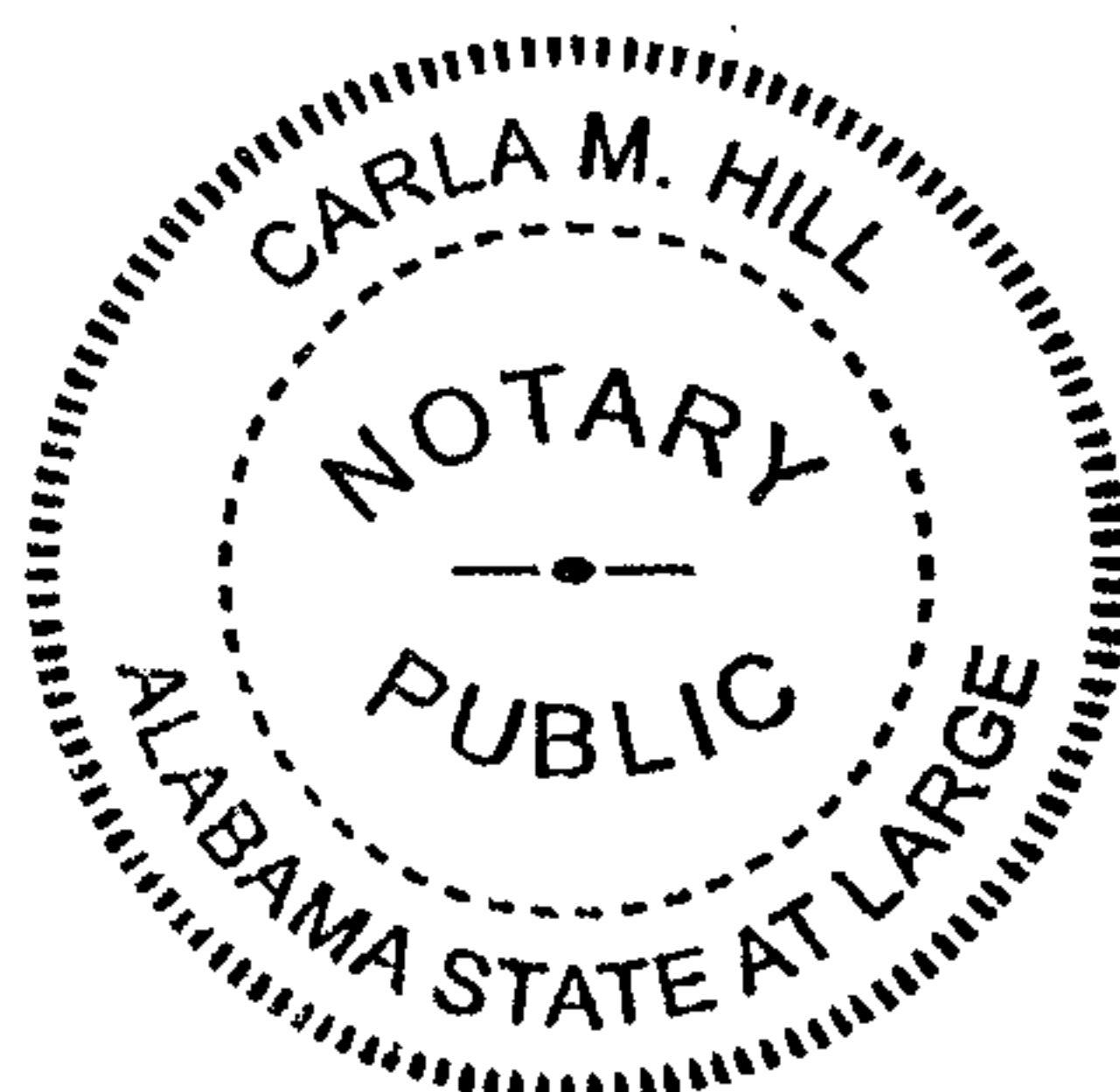


JOSHUA L. HARTMAN

Sworn to and subscribed before me this the 12th day of June, 2023



NOTARY PUBLIC
My Commission Expires: 03/23/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/16/2023 08:16:44 AM
\$23.00 PAYGE
20230616000180340

Alvin S. Bayl