

THIS INSTRUMENT PREPARED BY:
Glenn E. Estess, Jr., Esq.
Wallace, Jordan, Ratliff & Brandt, L.L.C.
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Robert M. Luttrell
Kimberly P. Luttrell
10 West Montcrest Drive
Birmingham, Alabama 35213

Tax Assessor's Property Value: \$920,880.00
Address of Property: 401 Pumpkin Hollow Road
Sterrett, Alabama 35147
Parcel I.D.: 05-4-20-0-000-001.016

SCRIVENER'S AFFIDAVIT

STATE OF ALABAMA)
SHELBY COUNTY)

Before me, the undersigned, a notary public in and for said county in state, personally appeared Glenn E. Estess, Jr. who is personally known to me, and who being duly sworn, deposes and says as follows:

1. I am the scrivener of the Warranty Deed which was recorded in the Probate Office of Shelby County, Alabama on November 11, 2023 as Instrument Number: 20231116000336370.

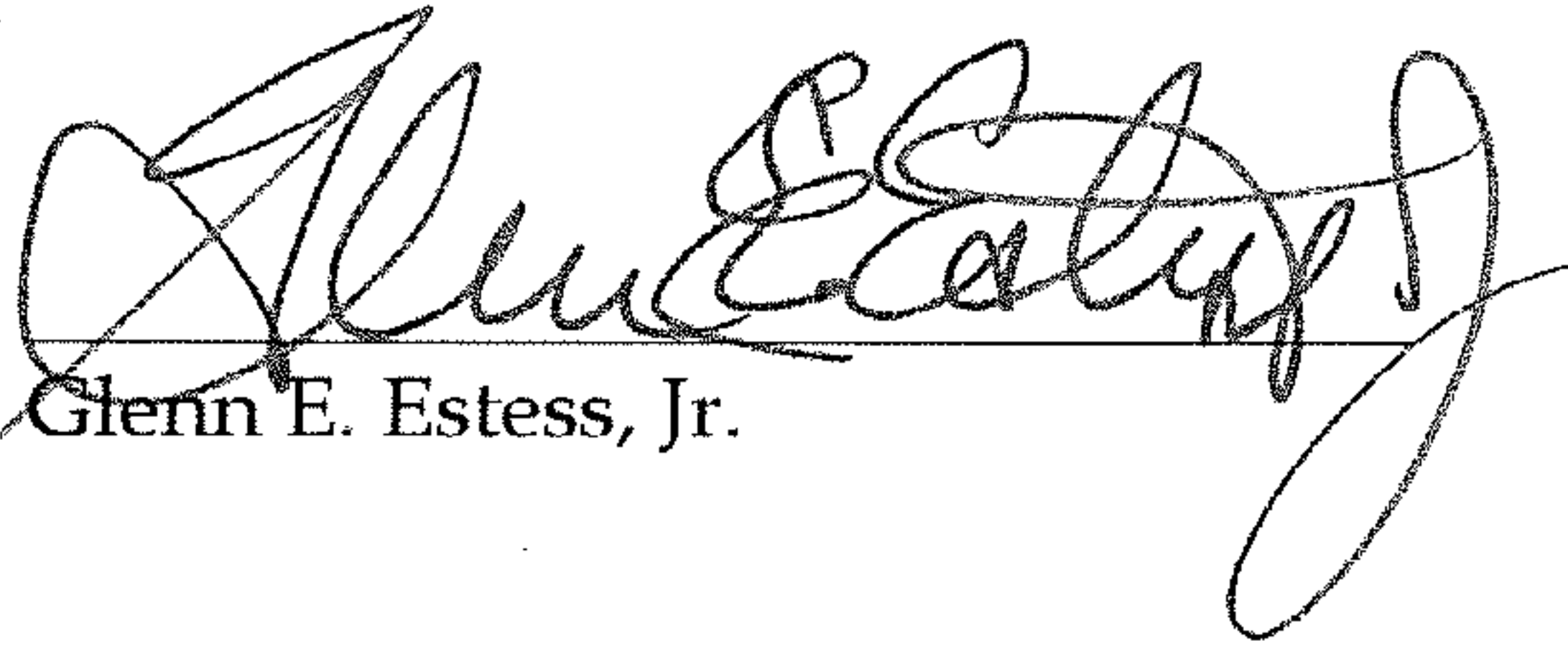
2. Through inadvertence, the Warranty Deed contained an error in that the legal description was copied from the vesting deed, known as Instrument Number: 1999-16471. The legal description should have reflected the updated unit number (15A instead of 15) and Map Book (37 instead of 18).

The correct legal description is as follows:

Unit No. **15A** as shown on the Resurvey of Pumpkin Hollow - A Condominium, as recorded in Map Book 37, Page 54 A through F, inclusive, in the Probate Office of Shelby County, Alabama, as established by that certain Declaration of Condominium of Pumpkin Hollow - A Condominium, which is recorded in Real Record 324, Page 16, as amended by Amended and Restated Declaration of Condominium of Pumpkin Hollow, A Condominium, which is recorded as Instrument # 1994-04159, as further amended by Second Amended and Restated Declaration of Condominium, which is recorded as Instrument #1994-10609,

together with an undivided 1/42 interest in the common elements of the condominium, as set forth in said Declaration of Condominium of Pumpkin Hollow - A Condominium, which is recorded in Real Record 324, Page 16, as amended by Amended and Restated Declaration of Condominium of Pumpkin Hollow - A Condominium, which is recorded as Instrument #1994-04159, as further amended by Second Amended and Restated Declaration of Condominium, which is recorded as Instrument #1994-10609, subject to dilution provisions set forth in Article VI, Item 4, and Article XXI, of said amended declaration of condominium.

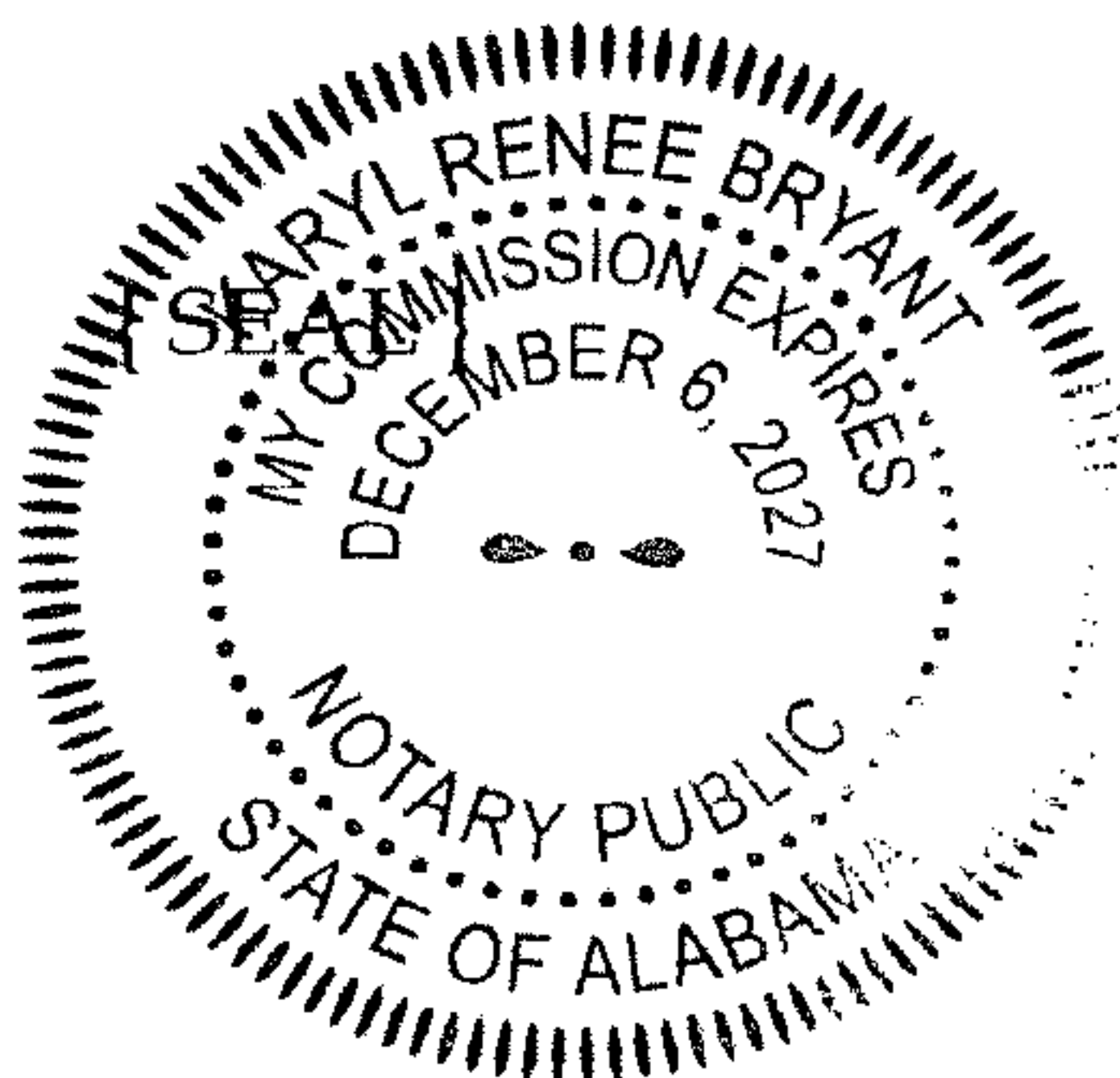
Dated this 2nd day of January 2024.

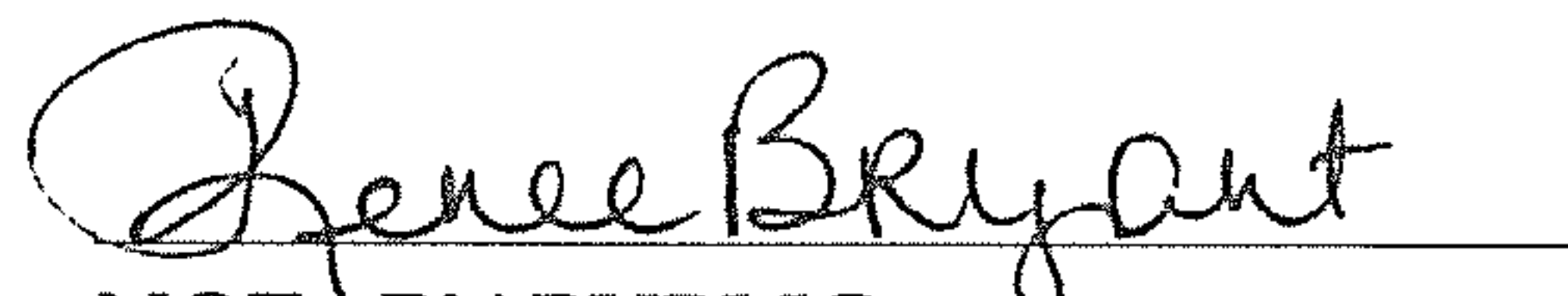

Glenn E. Estess, Jr.

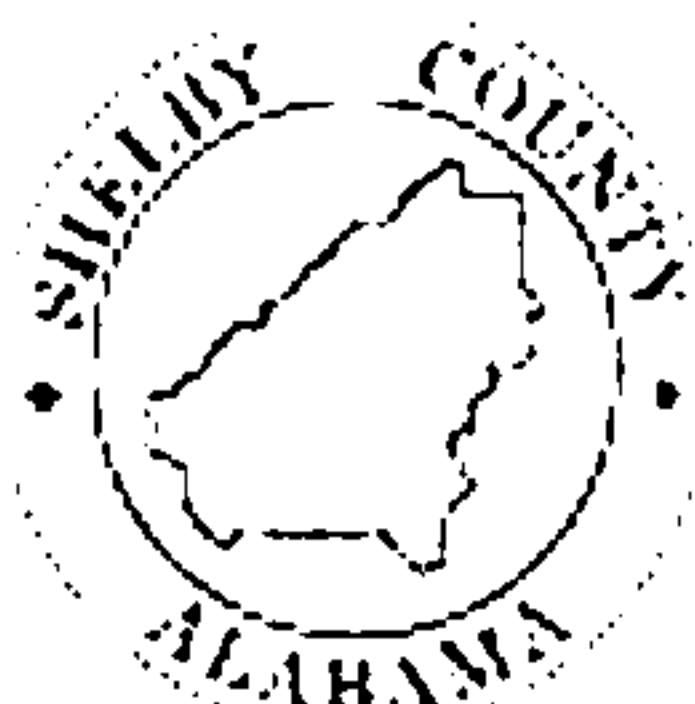
VERIFICATION
STATE OF ALABAMA Jefferson COUNTY

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Glenn E. Estess, Jr., whose name is signed to the foregoing instrument, and who is known to me, or provided a copy of his driver's license, acknowledged before me on this day that, being informed of the contents of this Affidavit, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of January, 2024.




NOTARY PUBLIC
My Commission Expires: Dec. 6, 2027



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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/03/2024 01:20:57 PM
\$25.00 PAYGE
20240103000002290

Alvin S. Bryant