

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/22/2024 12:51:40 PM  
\$22.00 JOANN  
20240222000046380

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*Allen S. Bayl*

STATE OF GEORGIA

COUNTY OF GWINNETT

SCRIVENER'S AFFIDAVIT

Before me, the undersigned Notary Public in and for said State and County, personally appeared Danish Amin, Esq., who being duly sworn on oath deposes and says as follows:

Affiant is an attorney at OS National, LLC, a title company, located at 3097 Satellite Boulevard, Suite 500, Duluth, GA 30096 ("OSN").

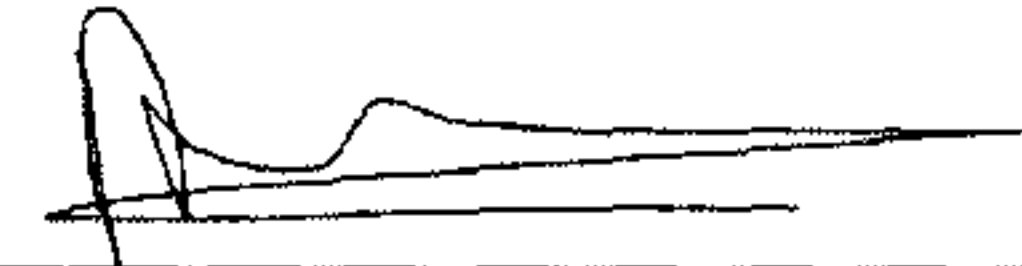
OSN prepared the legal description for a certain Statutory Warranty ("Deed") with the effective date of December 6, 2023, and caused this Deed to be recorded in Instrument #20231208000354930, of the records in the Office of the Judge of Probate, Shelby County, Alabama.

Affiant further states that legal description of the property conveyed in said Deed contained a typographical error as it omitted a reference to an updated Map Book/Page for the property located at 446 Marsh Circle, Calera, AL 35040, and the legal description should more correctly and fully read as follows:

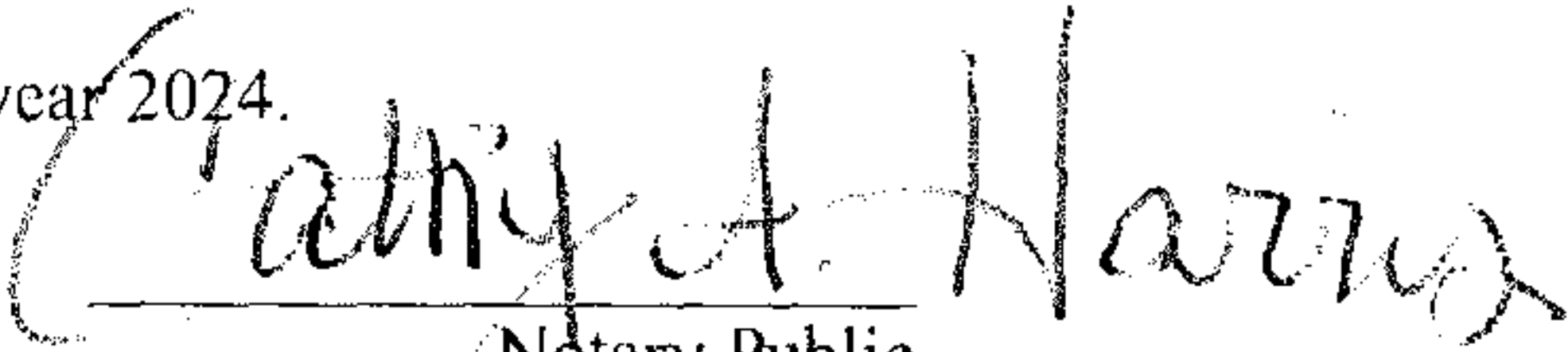
LOT 161, ACCORDING TO THE PLAT OF OLD IVY SUBDIVISION, PHASE I, BEING A RESURVEY OF PORTIONS OF LOTS 22 - 32 TRACT FIFTY ONE SUBDIVISION, PARCEL "B", AS RECORDED IN DOCUMENT 20050614000290310 AND MAP BOOK 35, PAGE 43-A, AND AS REVISED AND SHOWN ON THE AMENDED MAP OF OLD IVY SUBDIVISION, PHASE I, RECORDED AS DOCUMENT NUMBER 20051026000557920 AND MAP BOOK 36, PAGE 5, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. EXCEPTING THEREFROM ALL INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS IN, ON AND/OR UNDER SAID PROPERTY AND ALL RIGHTS IN CONNECTION THEREWITH WHICH MAY HAVE BEEN GRANTED, RESERVED OR LEASED TO OTHERS BY INSTRUMENTS OF RECORD, AND BOOK 114, PAGE 193 AND BOOK 144, PAGE 196, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. FURTHER EXCEPTING THEREFROM ANY RESTRICTIONS, RESERVATIONS, SETBACKS AND EASEMENT, IF ANY, AS SHOWN ON THE PLAT RECORDED IN DOCUMENT NUMBER 20050614000290310 RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. FURTHER EXCEPTING THEREFROM EASEMENT/RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY IN DEED BOOK 121, PAGE 464, DEED BOOK 188, PAGE 43, AND IN DEED BOOK 80, PAGE 195, RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. FURTHER EXCEPTING THEREFROM TIMBER DEED AS RECORDED IN INSTRUMENT NO. 1995-28005, RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

The remainder of said deed is in full force and effect.

Dated this the 21st day of February 2024.

  
Danish Amin, Esq.  
Agent for OS National, LLC

Sworn to and Subscribed before me this 21 day of Feb in the year 2024.

  
Cathy A. Harris  
Notary Public  
My Commission Expires:  
(Notary Seal)

Return to:  
Danish Amin, Esq.  
OS NATIONAL, LLC  
3097 Satellite Blvd, Ste 500  
DULUTH, GA 30096

