

Grantor: 261 Land, LLC, an Alabama Limited Liability Company
Grantee: Christopher Mark Mercer and Lauren Flack Mercer
Instrument Number: 20240429000124000

20240502000129010
05/02/2024 12:52:38 PM
AFFID 1/2

SCRIVENER'S AFFIDAVIT

STATE OF ALABAMA)
COUNTY OF SHELBY)

Before me the undersigned notary public, personally appeared Justin Smitherman, who, after being sworn, deposes and says as follows:

My name is Justin Smitherman; I am over the age of nineteen (19) years and have personal knowledge of the facts set out herein.

I am a member in good standing with the Alabama State Bar. In my capacity as an attorney at law, I had prepared at my direction and under my supervision, that certain warranty deed that Jerry Robert Adams, Jr., in his capacity as Managing Member of 261 Land, LLC, an Alabama Limited Liability Company, executed in favor of Christopher Mark Mercer and Lauren Flack Mercer, and said deed was subsequently recorded in Instrument No. 20240429000124000 in the Office of the Judge of Probate of Shelby County, Alabama.

That certain legal description included on the above referenced instrument was incorrect. The correct legal description is as follows:

SEE ATTACHED EXHIBIT "A".

Further affiant saith not.

In witness thereof, the undersigned has caused this affidavit to be executed on this the 2nd day of May, 2024.


Justin Smitherman

Sworn to and subscribed before me on this the 2nd day of May, 2024.

CHRISTOPHER OWENS
Notary Public, Alabama State at Large
My Commission Expires July 13, 2025


Notary Public
My Commission Expires: 7/13/25

NOTE TO PROBATE COURT: Please index under the names of the Grantor and Grantee.

EXHIBIT "A"
Legal Description

A parcel of land situated in the N 1/2 of the SW 1/4, and the SE 1/4 of the NW 1/4 of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the SW corner of the SE 1/4 of the NW 1/4 of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence N 00°27'40" W a distance of 547.64 feet; thence North 48 degrees 03 minutes 02 seconds East a distance of 332.38 feet to a point in the Centerline of Beaverdam Creek; thence along the centerline of Beaverdam Creek the following bearings and distances: South 39 degrees 30 minutes 25 seconds East a distance of 29.86 feet; South 67 degrees 57 minutes 16 seconds East a distance of 64.19 feet; North 84 degrees 40 minutes 30 seconds East a distance of 284.00 feet; South 73 degrees 58 minutes 02 seconds East a distance of 174.50 feet; South 45 degrees 45 minutes 38 seconds East a distance of 149.53 feet; South 69 degrees 07 minutes 33 seconds East a distance of 113.08 feet to a point in the centerline of a branch; thence along the centerline of said branch the following bearings and distances: South 04 degrees 43 minutes 07 seconds East a distance of 64.17 feet; South 67 degrees 39 minutes 45 seconds East a distance of 65.48 feet; South 01 degrees 26 minutes 28 seconds West a distance of 383.31 feet; thence South 54 degrees 56 minutes 35 seconds West and leaving said centerline a distance of 992.53 feet; thence South 76 degrees 34 minutes 16 seconds West a distance of 779.59 feet to a point in the centerline of Copperhead Road (prescriptive right of way); thence North 49 degrees 52 minutes 52 seconds West along said centerline a distance of 293.28 feet; thence North 40 degrees 01 minutes 56 seconds East and leaving said centerline a distance of 214.38 feet; thence North 78 degrees 10 minutes 24 seconds East a distance of 484.09 feet; thence North 33 degrees 35 minutes 33 seconds East a distance of 257.62 feet to the POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/02/2024 12:52:38 PM
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