

STATE OF ALABAMA)
JEFFERSON COUNTY)

SCRIVNER'S AFFIDAVIT

My name is VALARIE C. RIGGS and I am an employee of Gerard J. Durward, P. C. Attorneys at Law. I am the employee of Gerard J. Durward that prepared the Statutory Warranty Deed which conveyed the following property from Joe Frank Johnson and Linda Johnson, formerly man and wife to Linda Johson, an unmarried woman:

Commence at the Southwest corner of the $W\frac{1}{2}$ of the $SW\frac{1}{4}$ of the $SE\frac{1}{4}$, Section 26, Township 19 South, Range 1 West, thence run North along the West line of said $\frac{1}{2} \frac{1}{4} \frac{1}{4}$ Section a distance of 314.47 feet to a point on the Northwest R/W line of the A.C.L. Railroad and the point of beginning; thence continue North along the West line of said $\frac{1}{2} \frac{1}{4} \frac{1}{4}$ Section a distance of 622.58 feet to a point on the Southeast right-of-way line of Shelby County Highway 39; thence turn an angle of 43 deg. 39 min. to the right and run along said Highway R/W a distance of 30.00 feet; thence turn an angle of 74 deg. 43 min. 14 sec. to the right and run a distance of 736.57 feet to a point on the East line of the said $\frac{1}{2} \frac{1}{4} \frac{1}{4}$ Section and the Northeast right-of-way line of the A.C.L. Railroad; thence turn an angle of 127 deg. 52 min. 46 sec. to the right and run along said railroad R/W a distance of 730.70 feet to the point of beginning. Situated in the $W\frac{1}{2}$ of the $SW\frac{1}{4}$ of the $SE\frac{1}{4}$, Section 26, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama, and containing 3.02 acres.

Said deed was recorded in the Probate Court of Shelby County on March 1, 1994 with Instrument No. 1994-06555.

Due to a scrivner's error, the property conveyed by the aforesaid Statutory Warranty Deed was incorrect as to the legal description. The property in said conveyance should have read:

Commence at the Southwest corner of the $W\frac{1}{2}$ of the $SW\frac{1}{4}$ of the $SE\frac{1}{4}$, Section 26, Township 19 South, Range 1 West, thence run North along the West line of said $\frac{1}{2} \frac{1}{4} \frac{1}{4}$ Section a distance of 314.47 feet to a point on the Northwest R/W line of the A.C.L. Railroad and the point of beginning; thence continue North along the West line of said $\frac{1}{2} \frac{1}{4} \frac{1}{4}$ Section a distance of 622.58 feet to a point on the Southeast right-of-way line of Shelby County Highway 39; thence turn an angle of 43 deg. 39 min. to the right and run along said Highway R/W a distance of 30.00 feet; thence turn an angle of 74 deg. 43 min. 14 sec. to the right and run a distance of 736.57 feet to a point on the East line of the said $\frac{1}{2} \frac{1}{4} \frac{1}{4}$ Section and the Northeast right-of-way line of the A.C.L. Railroad; thence turn an angle of 127 deg. 52 min. 46 sec. to the right and run along said railroad R/W a distance of 730.70 feet to the point of beginning. Situated in the $W\frac{1}{2}$ of the $SW\frac{1}{4}$ of the $SE\frac{1}{4}$, Section 26, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama, and containing 5.02 acres.

239 Road 39
Chelsea, AL 35043

07/19/1994-22658
08:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.00

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SCRIVNER'S AFFIDAVIT

Subject to restrictions, easements, and rights-of-way of record.

THIS DEED IS BEING MADE PURSUANT TO THAT CERTAIN PROVISION IN THE FINAL JUDGMENT OF DIVORCE RENDERED BETWEEN THE GRANTEEES HEREIN IN THE CIRCUIT COURT OF JEFFERSON COUNTY, ALABAMA, TENTH JUDICIAL CIRCUIT UNDER CASE NO. DR93 3380 JGP AND RENDERED ON FEBRUARY 16, 1994.

Due to a scrivner's error, the acreage conveyed in the aforesaid Deed read 3.02 but should have read 5.02. This error occurred by my having pressed the wrong number in typing the Deed. This error was only recently discovered.

The purpose of this Affidavit is to correct this error in order to correct the legal description of the subject property conveyed by Joe Frank Johnson and Linda Johnson which was recorded in the Probate Court of Shelby County on March 1, 1994 with Instrument No. 1994-06555.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of April, 1994

Valarie C. Riggs
VALARIE C. RIGGS

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 21st DAY OF April, 1994

Rhonda A. Hatley
NOTARY PUBLIC

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