

STATE OF ALABAMA
SHELBY COUNTY

SCRIVENER'S AFFIDAVIT

Before me, the undersigned, a Notary Public in and for the said county in and for said state, personally appeared Onnie D. Dickerson, III, Attorney-at-Law, who being first duly sworn, deposes and states as follows:

I am the attorney who prepared a certain deed dated July 28, 1997, from Geraldine B. Marheine and Richard L. Marheine, her husband, as Grantors in favor of David W. Scott and wife, Dinah S. Scott, as Grantees, as recorded in Instrument # 1997-24434.

I am also the attorney who prepared a certain mortgage dated July 28, 1997, from David W. Scott and Dinah S. Scott, Husband and Wife, as Mortgagors in favor of Standard Federal Bank, a Federal Savings Bank, as Mortgagee, as recorded in Instrument # 1997-24435.

In preparing that certain deed and mortgage, the legal description contained a typographical error and should read as follows:

Commence at the Southeast corner of the Northwest quarter of the Northeast quarter of Section 10, Township 24 North, Range 14 East, Shelby County, Alabama. Thence West on and along the South boundary line of said quarter, quarter section 208.71 feet to a 5/8" rebar and the point of beginning, thence continue West 409.44 feet to the East margin of Seale Road and an iron pin, thence Northerly along said East margin the following courses: North 6 degrees, 53 minutes, 09 seconds East 18.01 feet to a iron pin, thence North 2 degrees, 47 minutes, 29 seconds West 226.30 feet to an iron pin, thence North 19 degrees, 36 minutes, 47 seconds East 113.54 feet to a 5/8" rebar, thence leaving said East margin East 596.03 feet to the East boundary line of said quarter, quarter section and a 5/8" rebar, thence South 1 degree, 09 minutes 50 seconds West along said East boundary line 142.22 feet to a 5/8" rebar, thence leaving said East boundary West 208.71 feet to a 5/8" rebar, thence South 1 degree 09 minutes, 50 seconds West 208.71 feet back to the point of beginning. Lying and being situated in the Northwest quarter of the Northeast quarter of Section 10, Township 24 North, Range 14 East, Shelby County, Alabama.

Also, an easement for egress and ingress more particularly described herein: Commence at the Southeast corner of the Northwest quarter of the Northeast quarter of Section 10, Township 24 North, Range 14 East, Shelby County, Alabama. Thence West 618.15 feet to the East margin of Seale Road and an iron pin, thence Northerly along said East margin the following course. North 6 degrees, 53 minutes, 09 seconds East 18.01 feet to a iron pin, thence North 2 degrees, 47 minutes 29 seconds West 226.30 feet to a iron pin, thence North 19 degrees, 36 minutes, 47 seconds East 169.81 feet to a iron pin, thence North 17 degrees, 12 minutes, 16 seconds East 14.48 feet to the point of beginning of said easement, thence continue North 17 degrees, 12 minutes 16 seconds East 28.77 feet, thence leaving said East margin South 13 degrees, 48 minutes, 34 seconds East 27.42 feet to a point, thence South 3 degrees, 11 minutes, 25 seconds West 65.89 feet to a point, thence West 11.70 feet to a point, thence North 3 degrees, 11 minutes, 25 seconds East, 48.72 feet to a point, thence North 5 degrees, 40 minutes, 43 seconds West 18.29 feet back to the point of beginning.

The said deed and mortgage are hereby amended to read as stated above.

The purpose of this affidavit is correct the deed and mortgage to read as stated above in order to clear the chain of title and induce Professional Title Services, Inc. to issue their title insurance policy.

The 26th day of January, 1999.


Onnie D. Dickerson, III

In witness whereof, the undersigned has hereunto set his/her hand and seal this the 26th day of January, 1999.


Notary Public

My Commission expires: 01/28/99

01/28/1999-03828
11:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NMS 8.50

Inst # 1999-03828