

STATE OF FLORIDA
COUNTY OF DUVAL

SCRIVENER'S AFFIDAVIT TO CORRECT MORTGAGE
RECORDED IN INSTRUMENT #1995-36396 IN THE
PROBATE RECORDS OF SHELBY COUNTY, ALABAMA
FROM XIANG YUAN LIU AND WIFE, QUN CAO TO SOUTH STATES
MORTGAGE CORPORATION AND THE DEED FROM TERESA A. BEABOUT TO XIANG
YUAN LIU AND QUN CAO RECORDED IN INSTRUMENT #1995-36395 IN THE
PROBATE RECORDS OF SHELBY COUNTY, ALABAMA

Before the undersigned authority personally came and appeared
Mark E. Tippins who, after being duly sworn deposes and says as
follows:

My name is Mark E. Tippins and I am an Attorney practicing law
in Jacksonville, Florida. I am the attorney who prepared the
mortgage recorded in Instrument #1995-36396 which is recorded in
the Probate Office of Shelby County, Alabama and I also prepared
the deed recorded in Instrument #1995-36395 which is recorded in
the Probate Office of Shelby County, Alabama. In preparing the said
Mortgage and said Deed referenced above, the legal description was
erroneously stated and should read as follows:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

This Affidavit is given to CORRECT the legal description of
the property as it appears in the Mortgage dated December 12, 1995
and filed in Instrument #1995-36396 from XIANG YUAN LIU AND WIFE,
QUN CAO to SOUTH STATES MORTGAGE CORPORATION and the Deed dated
December 8, 1995 and filed in Instrument #1995-36395 from TERESA A.
BEABOUT to XIANG YUAN LIU AND WIFE, QUN CAO.

Mark E. Tippins
MARK E. TIPPINS

Subscribed and sworn to before me
on this the 17th day of February, 1999.

Melissa C. Giles
NOTARY PUBLIC
MY COMMISSION EXPIRES:

NOTARY SEAL



MELISSA C. GILES
Notary Public, State of Florida
My Comm. Exp. Aug. 11, 2002
Comm. No. CC 766603

This instrument was prepared by:
DAVID J. CHASTAIN
205 20TH STREET NORTH, SUITE 227
BIRMINGHAM, AL 35203

Inst # 1999-07669

02/24/1999-07669
10:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 1995 13.50

EXHIBIT "A"

DESCRIPTION: BEGIN AT THE SW CORNER OF THE EAST 1/2 OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 2 WEST AND RUN NORTH ALONG THE WEST BOUNDARY THEREOF 175.00 FT.; THENCE TURN 92 DEGREES 11 MINUTES RIGHT AND RUN EASTERLY 170.00 FT.; THENCE TURN 87 DEGREES 49 MINUTES RIGHT AND RUN SOUTHERLY 175.00 FT. TO A POINT ON THE SOUTH BOUNDARY OF SAID EAST 1/2 OF EAST 1/2 OF SW 1/4; THENCE TURN 92 DEGREES 11 MINUTES RIGHT AND RUN 170.00 FT. TO THE POINT OF BEGINNING. LESS AND EXCEPT:

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 2 WEST; THENCE RUN NORTH 87 DEGREES 42 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 605.88 FT. TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87 DEGREES 42 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 60.00 FT.; THENCE RUN NORTH 00 DEGREES 05 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 40.00 FT.; THENCE RUN SOUTH 87 DEGREES 42 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 61.53 FT.; THENCE RUN SOUTH 02 DEGREES 17 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 39.97 FT. TO THE POINT OF BEGINNING.

ALSO: AN EASEMENT FOR INGRESS AND EGRESS TO A PUBLIC ROAD (VALLEYDALE ROAD). SAID EASEMENT TO BE OVER AN EXISTING PAVED DRIVE AS PRESENTLY LOCATED, SAID PAVED DRIVE BEING LOCATED WITHIN A PARCEL OF LAND DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE EAST 1/2 OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN EASTERLY ALONG THE SOUTH BOUNDARY OF SAID 1/4 SECTION 170.00 FT.; THENCE TURN 92 DEGREES 11 MINUTES LEFT AND RUN NORTHERLY 95.00 FT. TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE 14 DEGREES 00 MINUTES RIGHT AND 180.00 FT.; THENCE 83 DEGREES 40 MINUTES LEFT AND 40.0 FT.; THENCE 49 DEGREES 00 MINUTES RIGHT AND 55.00 FT.; THENCE 28 DEGREES 40 MINUTES 36 SECONDS RIGHT AND 595.52 FT.; THENCE 3 DEGREES 20 MINUTES 36 SECONDS LEFT AND 58.70 FT. TO THE POINT OF A CURVE TO THE LEFT. SAID CURVE HAVING A CENTRAL ANGLE OF 47 DEGREES 02 MINUTES AND RADIUS OF 227.50 FT.; THENCE RUN ALONG SAID CURVE 186.75 FT. TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF VALLEYDALE ROAD; THENCE LEFT AND SOUTHWESTERLY ALONG SAID ROAD RIGHT-OF-WAY LINE 20.37 FT.; THENCE 100 DEGREES 52 MINUTES LEFT TO THE TANGENT OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 48 DEGREES 00 MINUTES AND A RADIUS OF 207.50 FT.; THENCE RUN SOUTHERLY ALONG SAID CURVE 173.83 FT. TO THE POINT OF TANGENT TO SAID CURVE; THENCE SOUTHERLY ALONG THE TANGENT TO SAID CURVE 68.16 FT.; THENCE 3 DEGREES 20 MINUTES 36 SECONDS RIGHT AND 590.88 FT.; THENCE 28 DEGREES 40 MINUTES 36 SECONDS LEFT AND 78.00 FT.; THENCE 33 DEGREES 37 MINUTES 58 SECONDS RIGHT AND 85.04 FT.; THENCE 100 DEGREES 46 MINUTES 58 SECONDS LEFT AND 25.00 FT.; THENCE 87 DEGREES 49 MINUTES RIGHT AND 80.00 FT. TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO AN EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 87 DEGREES 42 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 665.88 FEET; THENCE RUN NORTH 00 DEGREES 05 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 40.00 FEET; THENCE RUN SOUTH 87 DEGREES 42 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF A 12 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS LYING 6 FEET TO EACH SIDE OF THE FOLLOWING DESCRIBED LINE; THENCE RUN NORTH 02 DEGREES 48 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 86.19 FT. TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 77 DEGREES 21 MINUTES 43 SECONDS, A RADIUS OF 25.00 FT., AND CHORD BEARING NORTH 41 DEGREES 29 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 31.25 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 33.76 FT. TO THE POINT OF TANGENCY; THENCE RUN NORTH 80 DEGREES 10 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 116.50 FEET TO THE ENDING POINT OF SAID EASEMENT.

Inst # 1999-07669

02/24/1999-07669
10:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MMS 13.50