

#04-03

20030219000103070 Pg 1/2 14.00
Shelby Cnty Judge of Probate, AL
02/19/2003 09:27:00 FILED/CERTIFIED

SCRIVENERS AFFIDAVIT

STATE OF ALABAMA
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared John R. Holliman who after being duly sworn, deposes and says as follows:

1. My name is John R. Holliman. I am a practicing attorney. My address is 2491 Pelham Parkway, Pelham, AL. 35124.

2. On July 1, 1993 I prepared a Warranty Deed from Carolyn B. Pierce to Susann Denise Flowers, said deed being recorded in Instrument 1993-20579 on July 14, 1993 in the Probate Office of Shelby County, Alabama.

3. I have been made aware of the fact that the legal description contained in said deed has an error in that the property description contains the following "a point; thence 90 deg. 00 min. left in a Northerly direction a distance of 150.00 feet to". This phrase was a duplication of a previous line.

4. The purpose of this Scriveners Affidavit is to correct the legal description by substituting the legal description as follows:

SEE ATTACHED EXHIBIT A

5. This affidavit is given for clarification as to the legal description of said property which was vested in Susann Denise Flowers.


JOHN R. HOLLIMAN

Sworn to and subscribed before me
on this the 13th day of February, 2003.


NOTARY PUBLIC

My commission expires: 7-28-06

Jones & Waldrop

EXHIBIT A

A PARCEL OF LAND AS SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 296.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LINE LAST TRAVERSED FOR A DISTANCE OF 191.77 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND (PARCEL 2) AS RECORDED IN DEED BOOK 313, AT PAGE 86 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE TURN A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 09 MINUTES 52 SECONDS AND RUN SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL 2 FOR A DISTANCE OF 748.23 FEET TO A POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY 272 (50' RIGHT OF WAY) AS FIELD MONUMENTED, SAID POINT BEING A POINT ON A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 196.24 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC LENGTH OF 90.64 FEET (DELTA = 26 DEGREES 27 MINUTES 46 SECONDS, CHORD LENGTH = 89.83 FEET, DEFLECTION ANGLE RIGHT TO CHORD = 123 DEGREES 56 MINUTES 22 SECONDS) TO A POINT OF TANGENCY WITH SAID CURVE; THENCE DEFLECT RIGHT FROM CHORD OF SAID CURVE 13 DEGREES 13 MINUTES 53 SECONDS AND RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE OF COUNTY HIGHWAY 272 (50' RIGHT OF WAY) FOR A DISTANCE OF 67.30 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 108.16 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A ARC LENGTH OF 47.80 FEET (DELTA = 25 DEGREES 19 MINUTES 12 SECONDS, CHORD LENGTH = 47.41 FEET, DEFLECTION ANGLE TO LEFT TO CHORD = 12 DEGREES 39 MINUTES 36 SECONDS); THENCE TURN A DEFLECTION ANGLE TO THE RIGHT FROM THE CHORD OF SAID CURVE OF 42 DEGREES 06 MINUTES 23 SECONDS AND RUN NORTHERLY FOR A DISTANCE OF 255.07 FEET; THENCE TURN A DEFLECTION ANGLE TO THE LEFT OF 18 DEGREES 09 MINUTES 23 SECONDS AND RUN NORTHWESTERLY FOR A DISTANCE OF 219.99 FEET; THENCE TURN A DEFLECTION ANGLE TO THE LEFT OF 01 DEGREES 08 MINUTES 50 SECONDS AND RUN NORTHWESTERLY FOR A DISTANCE OF 41.56 FEET; THENCE TURN A DEFLECTION ANGLE TO THE RIGHT OF 121 DEGREES 10 MINUTES 19 SECONDS AND RUN EASTERLY FOR A DISTANCE OF 162.41 FEET; THENCE TURN A DEFLECTION ANGLE TO THE LEFT OF 87 DEGREES 47 MINUTES 27 SECONDS AND RUN NORTHERLY FOR A DISTANCE OF 146.42 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PROPERTY CONTAINS 3.46 ACRES MORE OR LESS.