

27435
Shelby

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STATE OF ALABAMA
COUNTY OF SHELBY

20030317000160010 Pg 1/3 17.00
Shelby Cnty Judge of Probate, AL
03/17/2003 13:47:00 FILED/CERTIFIED

SOT Deed Bk 1999 pg 22100
SCRIVENER'S AFFIDAVIT

Before me, the undersigned authority, appeared Courtney H. Mason, Jr., who, after being duly sworn, deposes and says on oath as follows:

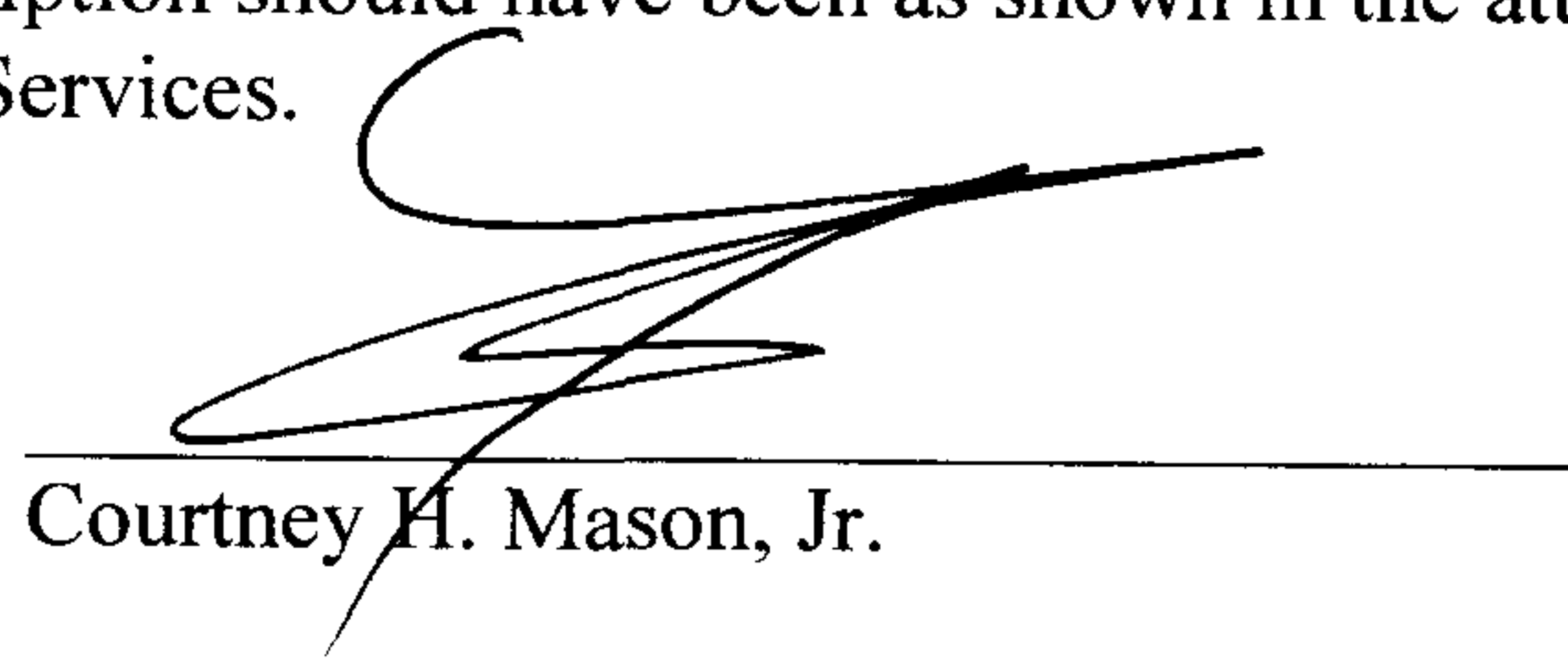
1. That my name is Courtney H. Mason, Jr., that I am over the age of 21 years, I have personal knowledge of the information contained herein. I am an attorney licensed to practice law in the State of Alabama.

2. That on or about May 25, 1999, I prepared a Warranty Deed with grantee as Frances Kay Dawkins a single individual which is recorded in Instrument #1999-22100, in the Probate Office of Shelby County, Alabama.

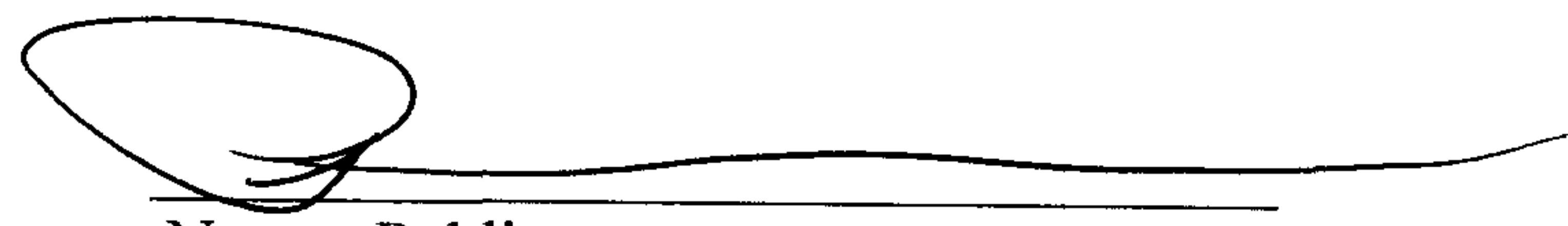
3. That on or about May 25, 1999 I prepared a mortgage with Union State Bank. as the lender which is recorded in Instrument #1999-22101, in the Probate Office of Shelby County, Alabama.

4. That the legal description shown in the title binder provided by Shelby County Abstract & Title Company, Inc. and survey legal provided by Conn Allen & Conn and attached here as Exhibit "A" was in error.

5. The correct legal description should have been as shown in the attached Exhibit "B" as provided by Complete Title Services.


Courtney H. Mason, Jr.

Sworn to and subscribed before me on this the 6th day of March, 2003.


Notary Public

My Commission Expires: 2-20-07

PEGGY I. MANN
COMMISSION EXPIRES FEB. 20, 2007

Exhibit "A"

PARCEL I:

Beginning at the Southeast corner of the Southeast Quarter of the Northwest Quarter of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, and run thence North 01 degrees 44 minutes 40 seconds East along the East line of said Quarter-Quarter a distance of 606.44 feet to a steel rebar corner; thence run South 88 degrees 14 minutes 19 seconds East a distance of 156.43 feet to a steel rebar corner; thence run South 01 degrees 45 minutes 41 seconds West a distance of 610.43 feet to a steel rebar corner; thence run South 89 degrees 41 minutes 54 seconds east along the South line of said Quarter-Quarter a distance of 156.66 feet to the point of beginning.

Also, a non exclusive easement for ingress, egress and all utilities, more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama and run thence North 01 deg. 44 min. 40 sec. East along the East line of said 1/4 1/4 a distance of 606.44 feet to a point; thence continue along last described course a distance of 139.85 feet to a steel rebar corner on the South margin of Shelby County Highway No. 10; thence run South 87 deg. 03 min. 46 sec. West along said margin of said Highway a distance of 156.92 feet to a found steel pin corner and the point of beginning of the easement being described; thence run South 01 deg. 45 min. 41 sec. West a distance of 127.00 feet to a steel rebar corner; thence run South 88 deg. 14 min. 19 sec. East a distance of 15.0 feet to a point; thence run North 01 deg. 45 min. 41 sec. East a distance of 127.22 feet to a point on the South margin of Highway No. 10; thence run South 87 deg. 03 in. 46 sec. West a distance of 15.0 feet to the point of beginning and the end of described easement.

LEGAL DESCRIPTION

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File # 27435

EXHIBIT B

Re: Dawkins

Shelby County

Beginning at the Southeast corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, and run thence North $1^{\circ}44'40''$ East along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 606.44 feet to a steel rebar corner; thence run North $88^{\circ}14'19''$ West a distance of 156.43 feet to a steel rebar corner; thence run South $1^{\circ}45'41''$ West a distance of 610.43 feet to a steel rebar corner; thence run South $89^{\circ}41'54''$ East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 156.66 feet to the point of beginning.

ALSO:

A non-exclusive easement for ingress, egress, and all utilities, more particularly described as follows: Commence at the Southeast corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, and run thence North $1^{\circ}44'40''$ East along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 606.44 feet to a point; thence continue along last described course a distance of 139.85 feet to a steel rebar corner on the South margin of Shelby County Highway #10; thence run South $87^{\circ}03'46''$ West along said margin of said highway a distance of 156.92 feet to a found steel pin corner and the point of beginning of the easement being described; thence run South $1^{\circ}45'41''$ West a distance of 127.00 feet to a steel rebar corner; thence run South $88^{\circ}14'19''$ East a distance of 15.0 feet to a point; thence run North $1^{\circ}45'41''$ East a distance of 127.22 feet to a point on the South margin of Highway #10; thence run South $87^{\circ}03'46''$ West a distance of 15.0 feet to the point of beginning and the end of described easement.

J.K.D.