

### Scrivener's Affidavit



20031205000789340 Pg 1/1 11.00  
Shelby Cnty Judge of Probate, AL  
12/05/2003 10:58:00 FILED/CERTIFIED

INDEX: Grantor Donald C. Driggers, Ruth Driggers  
Grantee Donald C. Driggers, Ruth Driggers

Before me, the undersigned, personally appeared David C. Skinner who, after first being duly sworn, depose(s) and say(s) the following:

1. I am over the age of 21 years.
2. I prepared that certain Corrected Warranty Deed from Donald C. Driggers and Ruth Driggers filed for record in the office of the Judge of Probate of Shelby County on August 21, 2003 and there recorded in Instrument Number 20030821000552550.
3. The land description in the above referenced deed omits the following call: "thence turn 00 degrees, 04 minutes right along said road right of way for 99.15 feet."
4. Consequently, the true and correct land description is as follows:

A parcel of land in the South 1/2 of Southeast 1/4 of Section 33, Township 18 South, Range 2 East, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 18 South, Range 2 East for the point of beginning, thence run West along the South boundary line of said 1/4 - 1/4 Section for 1290.92 feet to the Southwest Corner of the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 18 South, Range 2 East; thence run North along the West boundary line of said 1/4 - 1/4 section for 345.40 feet; thence turn 89 degrees, 26 minutes, 58 seconds right and run 1496.01 feet to the West right of way line of Shelby County No. 467; thence turn 84 degrees, 34 minutes, 33 seconds right and run along said road right of way 119.86 feet; **thence turn 00 degrees, 04 minutes, right along said road right of way for 99.15 feet;** thence turn 00 degrees, 52 minutes, 38 seconds right and run along said road right of way for 99.15 feet to the South boundary line of the Southeast 1/4 of Section 33, Township 18 South, Range 2 East; thence run West along said 1/4 boundary line for 231.05 feet to the point of beginning; being situated in Shelby County, Alabama.

5. The purpose of this affidavit is to induce The Title Group, Inc. and First American Title Insurance Company to issue a title insurance policy or policies without exception as to the above described scrivener's error. Consequently, I agree to indemnify and hold harmless the above listed title insurance company of and from any and all loss, cost, damage and expense of every kind, including attorneys' fees, which it shall or may suffer or incur or become liable for under its said policy or policies now to be issued, or any reissue, renewal or extension thereof, directly or indirectly, *as a result of any misrepresentation herewith.*

Done this the 30 day of November 2003.

David C. Skinner

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the Undersigned Authority, a Notary Public in and for said county in said state, hereby certify that David C. Skinner, whose name is signed to the foregoing affidavit, and who is known to me, acknowledged before me on this day that being informed of the contents of the said affidavit he executed the same voluntarily on the day and year set forth above.  
Given under My Hand, on November 30, 2003.

NOTARY PUBLIC;  
My commission expires

12-4-04

