20050503000209770 1/1 $12.00
Shelby Cnty Judge of Probate,AL
05/03/2005 08:15:47AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY AT LAW
P.O. BOX 822
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA
SHELBY COUNTY

SCRIVENER'S AFFIDAVIT

Before me, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Mike T. Atchison, who after being by me first duly sworn, deposes, and says on oath as follows:

My name is Mike T. Atchison, and I am a practicing attorney over the age of 21 years, and I am familiar with the following facts:

I was the preparer of that certain deed from Raymond L. Smith, Jr., a married man to Joshua C. Brewer and Pam Brewer, dated December 7, 2004, recorded as Instrument #20041216000688850, in the Probate Office of Shelby County, Alabama. I was also the preparer of that certain mortgage from Joshua C. Brewer, a single man, and Pam Brewer, a married woman, to Fred Richards, dated December 7, 2004, recorded as Instrument #20041216000688860, in said Probate Office.

It has been brought to my attention that there is a mistake in the legal description contained in said deed and mortgage. The legal description should have been as follows:

A part of the NE 1/4 of the SW 1/4 and the SE 1/4 of the NW 1/4 of Section 22, Township 21 South, Range 1 East and being described as follows:
Commence at the NW corner of the NE 1/4 of the SW 1/4 of Section 22, Township 21 So uth, Range 1 East; thence run South 83 degrees 51 minutes 20 seconds East along the North line of said 1/4-1/4 for 60.00 feet to the East line of a public road; thence run South 00 degrees 03 minutes 19 seconds East for 224.03 feet; thence run North 89 degrees 59 minutes 11 seconds East for 525.75 feet to a found 1/2 inch rebar and the point of beginning; thence continue on the last described course for 336.22 feet to a found 1/2 inch open pipe; thence run North 11 degrees 07 minutes 21 seconds West for 369.00 feet to a set 1/2 inch rebar; thence run South 82 degrees 21 minutes 05 seconds West for 287.42 feet to a set 1/2" rebar; thence run South 3 degrees 30 minutes 08 seconds East for 324.50 feet to the point of beginning.

ALSO, 15-foot easement for ingress and egress being described as follows:
Commence at the NW corner of the NE 1/4 of the SW 1/4 of Section 22, Township 21 South, Range 1 East; thence run South 83 degrees 51 minutes 20 seconds East, along the North line of said 1/4-1/4 for 60.00 feet to the East line of a public road; thence run South 00 degrees 03 minutes 19 seconds East for 224.03 feet; thence run North 89 degrees 59 minutes 11 seconds East for 526.75 feet to a found 1/2" rebar; thence continue on the last described course for 336.22 feet to a found 1/2" open pipe; thence run North 11 degrees 07 minutes 21 seconds West for 369.00 feet to a set 1/2" rebar; thence run South 82 degrees 21 minutes 05 seconds West for 279.92 feet to the point of beginning of a 15' easement lying 7.50 feet on either side of the following described centerline; thence run North 3 degrees 30 minutes 08 seconds West for 494.00 feet more or less, to the centerline of Shelby County Highway No. 61 and the end of said easement.
Situated in Shelby County, Alabama.

This affidavit is given to correct the legal descriptions in the above described deed and mortgage, and to induce Shelby County Abstract & Title Company, to issue its final title policies in Case No. S-04-13104.

Further the affiant saith not.

Mike T. Atchison - Affiant

Sworn to and subscribed to before me
This 27th day of April, 2005.

Janet T Person
Notary Public

My Commission expires: 10/16/08