


THIS INSTRUMENT PREPARED BY:  
RICHARD W. THEIBERT, ESQ.  
NAJJAR DENABURG, P.C.  
2125 MORRIS AVENUE  
BIRMINGHAM, ALABAMA 35203

  
20070525000245640 1/1 \$11.00  
Shelby Cnty Judge of Probate, AL  
05/25/2007 01:35:25PM FILED/CERT

**SCRIVENER'S AFFIDAVIT**

**STATE OF ALABAMA)  
COUNTY OF SHELBY)**

Know all men by these presents, that, I, the undersigned authority, a Notary Public in and for said county and in said state, hereby certify that before me personally appeared **STEVEN R. SEARS**, who is known to me, and who being by me first duly sworn on his oath depose and say as follows:

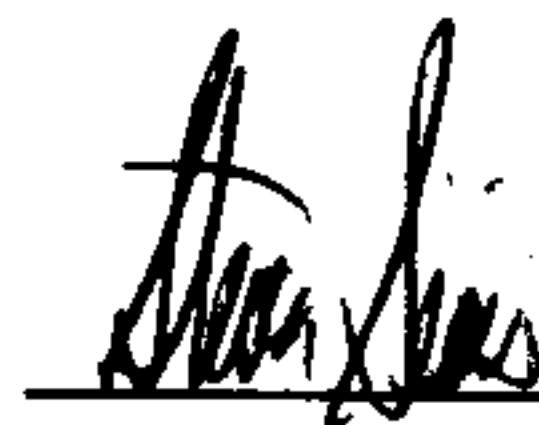
I, **STEVEN R. SEARS**, Attorney at Law, and in my capacity as such, did prepare that certain Deed dated September 26, 1996 and filed for record in the office of the Judge of Probate of SHELBY COUNTY, Alabama, in Instrument No. 1996-32469 whereby the property described in above mentioned deed was conveyed unto Richard G. Anderson.

I, the undersigned, have examined the Warranty Deed prepared and find that upon preparation of this deed the clarification of the Grantor, Zollie S. Cowart, Jr., marital status was not ~~known~~.

From this date forward, let the records reflect that Zollie S. Cowart, Jr. was a married man at the time of the execution of the above mentioned deed.

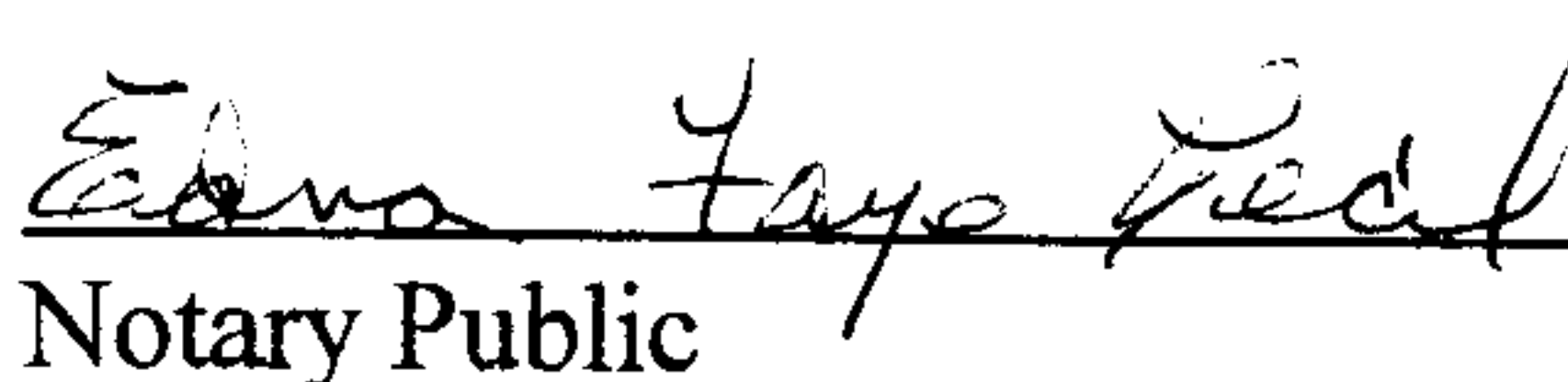
This Affidavit is made for the purpose of duly acknowledging the scrivener's error in that drafting of said deed filed in the Office of the Judge of Probate of Shelby County, Alabama and also to induce Chicago Title Insurance Company to issue its title insurance policy to said mortgagee covering said mortgage.

FURTHER, Affiant saith not.



**STEVEN R. SEARS**

Sworn and subscribed before me this the 16 day of May, 2007.



Notary Public

My Commission Expires: My commission expires 08 October 2007