


STATE OF ALABAMA)
COUNTY OF SHELBY)


20080728000302870 1/5 \$23.00
Shelby Cnty Judge of Probate, AL
07/28/2008 01:00:26PM FILED/CERT

SCRIVENER'S AFFIDAVIT

Before me the undersigned, a Notary Public in and for said County and State,
personally appeared B. Christopher Battles, who is known to me and who after being by
me first duly sworn did state under oath as follows:

“My name is B. Christopher Battles. I am over the age of nineteen years and have
personal knowledge of the facts set forth in this my affidavit.

I am the scrivener of that certain Warranty Deed, Jointly for Life with Remainder
to Survivor (hereinafter referred to as “The Deed”), which was signed by Charlie
Andrews and Cynthia Andrews f/k/a Cynthia R. Seitel on July 18, 2003, and is recorded
in the Probate Court of Shelby County, Alabama, as instrument 20030730000490480. A
copy of The Deed is attached hereto as Exhibit ‘A’ to this affidavit.

The Deed contains a scrivener’s error in the eighth line of the text of the legal
description, which is attached to The Deed as Exhibit ‘A’ to same. The eighth line of the
text of the legal description states a distance as being ‘265.46 FEET’. This distance
should be ‘265.48 FEET’ instead.

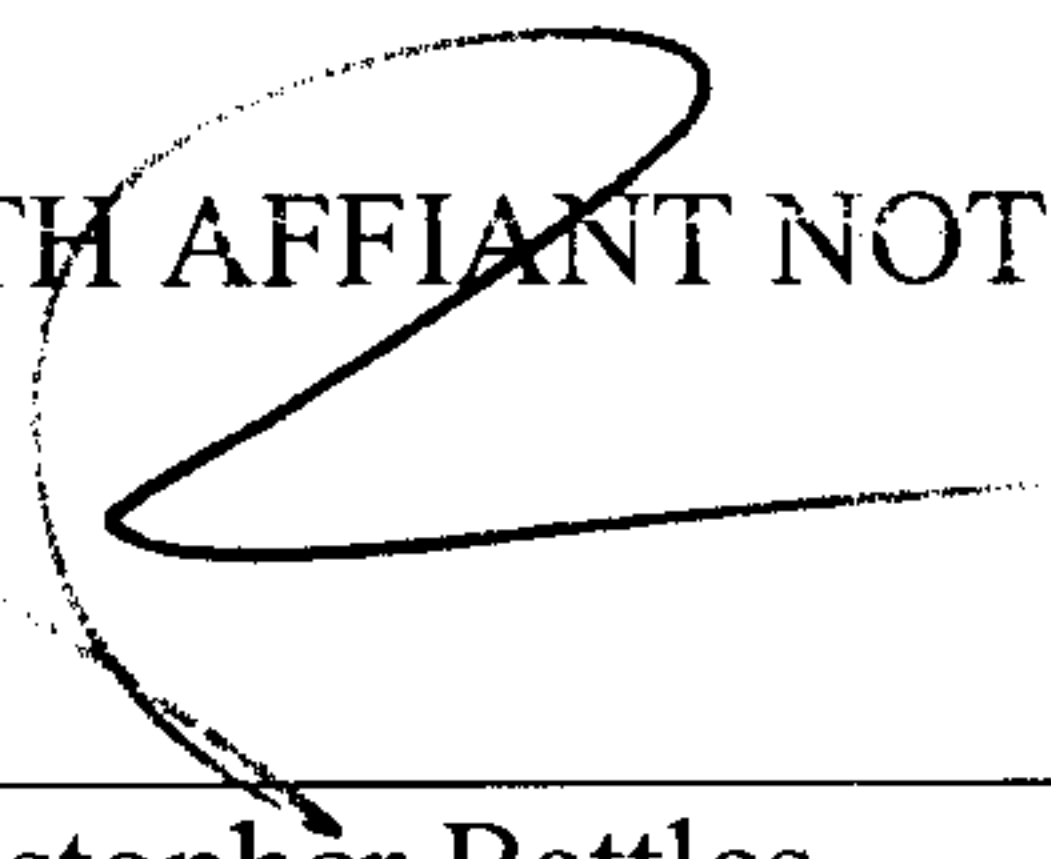
The Deed contains a scrivener’s in the tenth line of the text of the legal
description, which is attached to The Deed as Exhibit ‘A’ to same. The tenth line of the
text of the legal description states a distance as being ‘5017’. This distance should be
‘5.07’ instead.

The Deed contains a scrivener’s error in the fifteenth line of the legal description,
which is attached to The Deed as Exhibit ‘A’ to same. The fifteenth line of the text of the

legal description contains the term '58 minutes'. This term should be '56 minutes' instead.

By this Scrivener's Affidavit, the legal description set forth in The Deed at Exhibit 'A' to same is hereby corrected as set forth hereinabove so that the legal description in The Deed at Exhibit 'A' thereto is corrected, revised and reformed to be identical to the description set forth in Exhibit 'B' to this affidavit, which is attached hereto."

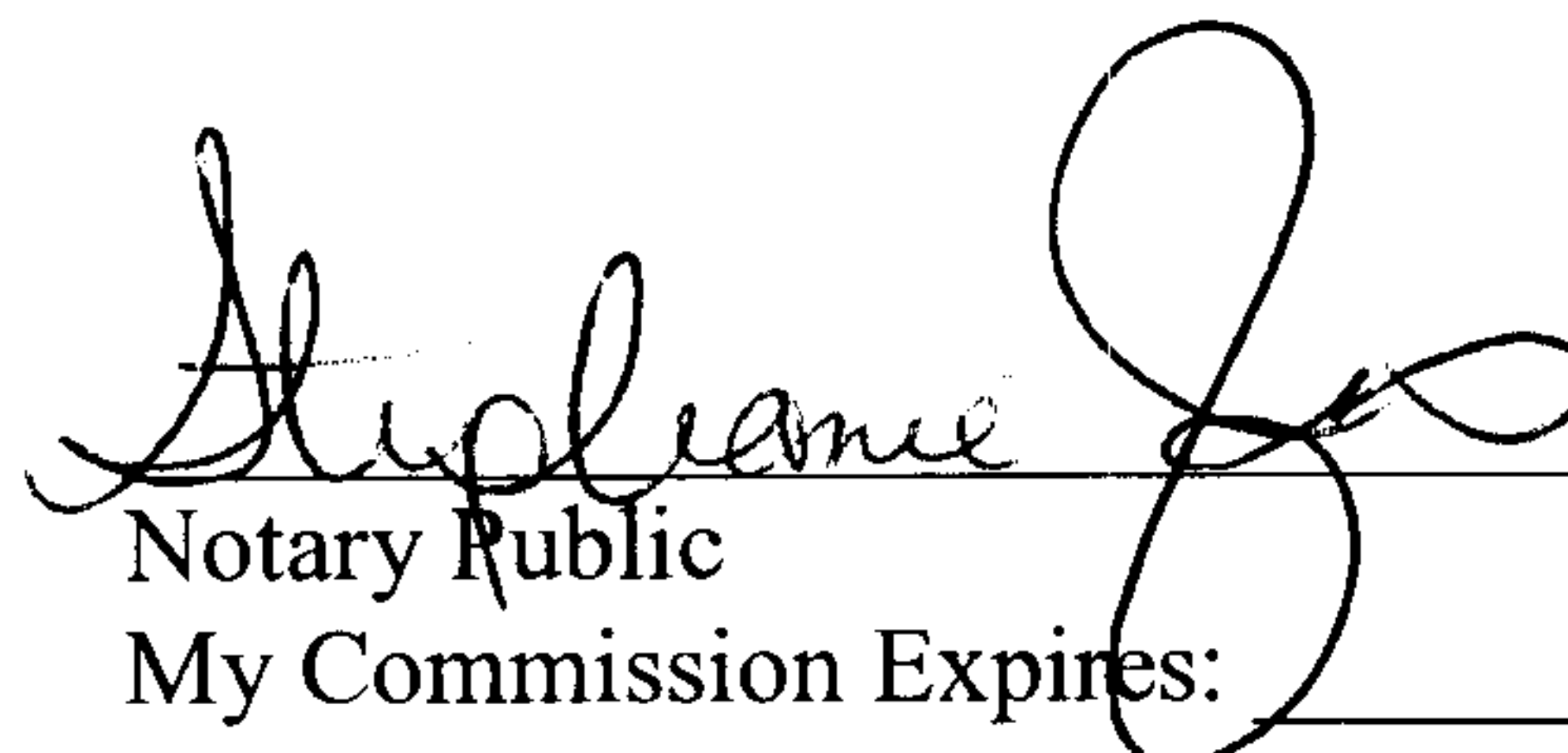
FURTHER SAYETH AFFIANT NOT.



B. Christopher Battles
Scrivener

STATE OF ALABAMA)
COUNTY OF SHELBY)

20th Sworn to and subscribed before me by the said B. Christopher Battles this the
day of ~~June~~ July, 2008.



Notary Public
My Commission Expires:

STEPHANIE JONES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 26 / 2009

EXHIBIT

20080728000302870 Pg 1/2 \$23.00
Shelby Cnty Judge of Probate, AL
07/30/2008 13:37:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Sandra Webster and James Webster
59 Nichols Road
Chelsea, Alabama 35043

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of Two hundred nineteen thousand and no/100 (\$219,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, Cynthia Andrews f/k/a Cynthia R. Seitel and Charlie Andrews, wife and husband (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Sandra Webster and James Webster (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.
Cynthia R. Andrews and Cynthia Andrews are one and the same person.
Cynthia R. Seitel and Cynthia Andrews are one and the same person.

Mineral and mining rights excepted.

\$197,100.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 18th day of July, 2003.

Witness

Cynthia R. Andrews
Cynthia Andrews f/k/a Cynthia R. Seitel

Witness

Charlie Andrews
Charlie Andrews

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, STEPHANIE GALE JONES, a Notary Public in and for said County, in said State, hereby certify that Cynthia Andrews f/k/a Cynthia R. Seitel and Charlie Andrews, wife and husband, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of July, 2003.

Stephanie Gale Jones
Notary Public
My Commission Expires: 02-26-05

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction.

20080728000302870 3/5 \$23.00
Shelby Cnty Judge of Probate, AL
07/28/2008 01:00:26PM FILED/CERT



20080728000302870 4/5 \$23.00
Shelby Cnty Judge of Probate, AL
07/28/2008 01:00:26PM FILED/CERT

20030730000490480 Pg 2/2 36.00
Shelby Cnty Judge of Probate, AL
07/30/2008 13:37:00 FILED/CERTIFIED

EXHIBIT "A" LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4, SECTION 12, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, AND RUN THENCE EASTERLY ALONG THE NORTH LINE OF SAID QUARTER - QUARTER SECTION A DISTANCE OF 300.00 FEET TO A STEEL PIN CORNER; THENCE TURN A DEFLECTION ANGLE OF 89 DEGREES 00 MINUTES 20 SECONDS TO THE RIGHT AND RUN SOUTHERLY A DISTANCE OF 305.00 FEET TO A STEEL PIN CORNER; THENCE TURN A DEFLECTION ANGLE OF 90 DEGREES 59 MINUTES 40 SECONDS TO THE RIGHT AND RUN WESTERLY A DISTANCE OF 265.46 FEET TO A STEEL PIN CORNER ON THE EAST MARGIN OF A PAVED COUNTY ROAD; THENCE TURN A DEFLECTION ANGLE OF 86 DEGREES 45 MINUTES 05 SECONDS TO THE RIGHT AND RUN NORTHERLY ALONG SAID MARGIN OF SAID ROAD A DISTANCE OF 501.7 FEET TO THE P/C. OF A CURVE TO THE LEFT; THENCE TURN A DEFLECTION ANGLE OF 02 DEGREES 36 MINUTES 59 SECONDS LEFT TO CHORD AND RUN NORTH-NORTHWESTERLY ALONG THE CHORD OF SAID CURVE A CHORD DISTANCE OF 84.09 FEET TO A P.O.C. ON THE CURVE; THENCE TURN A DEFLECTION ANGLE OF 09 DEGREES 58 MINUTES 39 SECONDS TO THE LEFT TO CHORD AND CONTINUE NORTHWESTERLY ALONG THE CHORD OF SAID CURVE A CHORD DISTANCE OF 69.73 FEET TO A P.O.C. ON THE CURVE; THENCE TURN A DEFLECTION ANGLE OF 13 DEGREES 31 MINUTES 49 SECONDS TO THE LEFT TO CHORD AND CONTINUE NORTHWESTERLY ALONG THE CHORD OF SAID CURVE A CHORD DISTANCE OF 19.72 FEET TO A STEEL PIN ON THE WEST LINE OF SAID SW 1/4 OF THE SE 1/4 OF SECTION 12; THENCE TURN A DEFLECTION ANGLE OF 28 DEGREES 20 MINUTES 43 SECONDS RIGHT FROM CHORD AND RUN NORTHERLY ALONG SAID QUARTER-QUARTER LINE OF DISTANCE OF 131.97 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN SHELBY COUNTY, ALABAMA.

EXHIBIT

B

EXHIBIT "B"
CORRECTED LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$, SECTION 12, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, AND RUN THENCE EASTERLY ALONG THE NORTH LINE OF SAID QUARTER – QUARTER SECTION A DISTANCE OF 300.00 FEET TO A STEEL PIN CORNER; THENCE TURN A DEFLECTION ANGLE OF 89 DEGREES 00 MINUTES 20 SECONDS TO THE RIGHT AND RUN SOUTHERLY A DISTANCE OF 305.00 FEET TO A STEEL PIN CORNER; THENCE TURN A DEFLECTION ANGLE OF 90 DEGREES 59 MINUTES 40 SECONDS TO THE RIGHT AND RUN WESTERLY A DISTANCE OF 265.48 FEET TO A STEEL PIN CORNER ON THE EAST MARGIN OF A PAVED COUNTY ROAD; THENCE TURN A DEFLECTION ANGLE OF 86 DEGREES 45 MINUTES 05 SECONDS TO THE RIGHT AND RUN NORTHERLY ALONG SAID MARGIN OF SAID ROAD A DISTANCE OF 5.07 FEET TO THE P/C. OF A CURVE TO THE LEFT; THENCE TURN A DEFLECTION ANGLE OF 02 DEGREES 36 MINUTES 59 SECONDS LEFT TO CHORD AND RUN NORTH-NORTHWESTERLY ALONG THE CHORD OF SAID CURVE A CHORD DISTANCE OF 84.09 FEET TO A P.O.C. ON THE CURVE; THENCE TURN A DEFLECTION ANGLE OF 09 DEGREES 56 MINUTES 39 SECONDS TO THE LEFT TO CHORD AND CONTINUE NORTHWESTERLY ALONG THE CHORD OF SAID CURVE A CHORD DISTANCE OF 69.73 FEET TO A P.O.C. ON THE CURVE; THENCE TURN A DEFLECTION ANGLE OF 13 DEGREES 31 MINUTES 49 SECONDS TO THE LEFT TO CHORD AND CONTINUE NORTHWESTERLY ALONG THE CHORD OF SAID CURVE A CHORD DISTANCE OF 19.72 FEET TO A STEEL PIN ON THE WEST LINE OF SAID SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 12; THENCE TURN A DEFLECTION ANGLE OF 28 DEGREES 20 MINUTES 43 SECONDS RIGHT FROM CHORD AND RUN NORTHERLY ALONG SAID QUARTER-QUARTER LINE OF DISTANCE OF 131.97 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN SHELBY COUNTY, ALABAMA.