

20100128000027470 1/2 \$14.00
Shelby Cnty Judge of Probate, AL
01/28/2010 12:38:22 PM FILED/CERT

SCRIVENER'S AFFIDAVIT

**STATE OF TEXAS
COUNTY OF DALLAS**

BEFORE ME, the undersigned authority, personally appeared Clinton Soltau, who having been first duly sworn, according to law, depose and say:

1. That Affiant is an employee of Fidelity National Title Group whose Policy Issuing Agent Lawyers Title Insurance Corporation, acted as agent to a transaction on the real property legally described as:

See Exhibit "A" attached hereto and made a part hereof.

2. That said Agent prepared for recording that certain Warranty Deed dated June 4, 2004 and recorded June 4, 2004 as Document Number 20040604000299210; said document contains errors in the Legal Description.

Grantor: Doris F. Herron, a single woman
Grantee: Amanda Bice

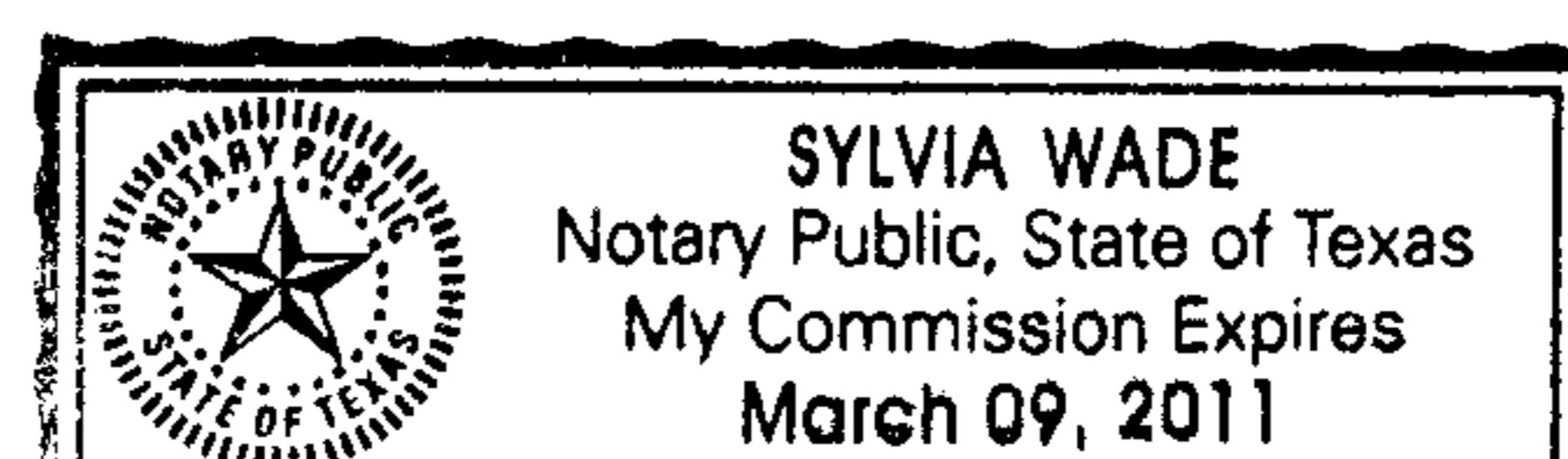
Property Address: 27 Beatrice Lane, Montevallo, AL 35115

3. That the Legal Description stated above in this Affidavit is the correct Legal Description and this Affidavit shall serve to correct the instrument referenced above which is incorrect due to a Scrivener error.
4. Affiant further states he/she is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Alabama for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he/she has read the full facts of this Affidavit and understands its context.


By Clinton Soltau, Employee for
Fidelity National Title Group

SWORN TO SUBSCRIBED before me this 19th day of January, 2010, by Clinton Soltau, who is personally known to me and who has executed this document in my presence.


NOTARY PUBLIC – Sylvia Wade
My commission expires: 03-09-2011



Prepared By and Return To:
FNTG National Title Clearance Center
2001 Bryan Street, Suite 1700
Dallas, Texas 75201
INDEMNITY-BICE-PATRICK-TEST

Exhibit "A"

Tract D: A parcel of land located in the SW 1/4 of the SW 1/4 of the NW 1/4 of Section 12, T22S, R4W, Shelby County, Alabama, more particularly described as follows:

Commence at the accepted NW corner of said Section 12, T22S, R4 W, said corner being a found 3 inch capped pipe; thence go S along the West line of said Section 12 a distance of 1992.72 feet to a 2 inch pipe; thence continue on the same course and go a distance of 470.00 feet to a set 1/2 inch rebar, being the Point of Beginning (P.O.B.) Of Tract D herein described; thence continue on the same course and go a distance of 194.07 feet to a 3 inch pipe being the accepted Southwest corner of the NW 1/4 of the NW 1/4 of said Section 12, T22S. R4W; thence turn left 90 degrees 51 minutes 37 seconds and go in an Easterly direction a distance of 239.41 feet to a set 1/2, inch rebar; thence turn left 104 degrees 56 minutes 45 seconds and go in a Northwesterly direction a distance of 197.96 feet to a set 1/2 inch rebar; thence turn left 74 degrees 11 minutes 39 seconds and go in a Westerly direction a distance of 185.46 feet to the P.O.B.; said parcel containing 0.94 acres. more or less, and being subject to any and all easements of record including the ingress/egress easement described below as "Easement E"; this according to the survey of Robert Shaw, dated May 21, 2004.

Also, A Non-Exclusive Easement:

Easement E: An easement for ingress/egress located in the SW 1/4 of the SW 1/4 of the NW 1/4 of Section 12 T22S. R4W, Shelby County. Alabama, more particularly described as follows: Commence at the accepted NW corner of said Section 12, T22S, R4W, said corner being a found 3 inch capped pipe; thence go South along the West line of said Section 12, a distance of 1992.72 feet to a 2 inch pipe; thence turn left 90 degrees 31 minutes 52 seconds and go in an Easterly direction a distance of 316.22 feet to a 2 inch pipe on the West right of way line of Shelby County Highway No 10; thence turn right and run in a Southwesterly direction along the said West right of way line and along the West the arc curve having a Radius of 2824.93 feet and being concave to the Southwest a distance of 26.60 feet to a set 1/2, inch rebar being the Point of Beginning of the Easement E herein described, said easement being 15 feet wide and being on the right side of the following described line: thence turn right 69 degrees 54 minutes 10 seconds from the chord of said curve and go in a Southwesterly direction along the SE line of Tract A. a distance of 79.76 feet to a set 1/2 inch rebar; thence turn left 9 degrees 17 minutes 11 seconds and go in a Southwesterly direction along the SE property line of Tract A, a distance of 56.12 feet to a set 1/2 inch rebar; thence turn left 34 degrees 30 minutes 01 second and go in a Southwesterly direction a distance of 39.88 feet to a point; thence turn right 37 degrees 30 minutes 03 seconds and go in a Southwesterly direction a distance of 135.26 feet to a point on the East property line of Tract C: thence turn 61 degrees 06 minutes 34 seconds and go in a Southeasterly direction along the East property line of Tract C a distance of 231.20 feet to the end of said easement at the north line of Tract D, this according to the survey of Robert Shaw, dated May 21, 2004.

ALSO: 2005 28x66 Southern Mobile Home Model # SS6820
Serial # DSD4AL42557 A13 HUD Label # NTA1339927/Nta1339928