

STATE OF ALABAMA )  
JEFFERSON COUNTY )

20110105000002450 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
01/05/2011 10:09:39 AM FILED/CERT

## AFFIDAVIT EVIDENCING SCRIVENERS ERROR

Before me, the undersigned Notary Public, personally appeared, David P. Condon, who being duly sworn deposes and says as follows:

My name is David P. Condon. I am a practicing attorney in the City of Birmingham, Alabama. My address is David P. Condon, P.C.; 100 Union Hill Drive Ste 200, Birmingham, AL 35209, Alabama. I was the scrivener in that certain Warranty Deed dated November 15, 2010 from **Susan M. Evans and Charles S. Evans and Mary A. Evans and Timothy S. Evans to Lauren B. Steed and Garrett W. Steed** recorded in Shelby Instrument No. 20101123000394110 in the Probate Office of Shelby County, Alabama.

The undersigned has examined the Legal Description contained in said Warranty Deed and finds that there is a Scrivener's error in a portion of the legal description. The legal description contained in said Warranty Deed is described as follows:

### LEGAL DESCRIPTION

Unit 219, according to the Survey of Sterling Oaks Condominium, a Condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium, as recorded in Instrument #20040316000134350, and First Amendment to Declaration of Condominium as recorded in Instrument #20040701000364670, and Articles of Incorporation of Sterling Oaks Owners Association, Inc. as recorded in Exhibit C of the Declaration of Condominium, and the By-Laws of Sterling Oaks Owners Association as recorded in Exhibit D of the Declaration of Condominium, together with an undivided 1/60 interest in the common elements of Sterling Oaks Condominium, a Condominium, as set out in the Declaration of Condominium and according to the Survey of Sterling Oaks Condominium, a Condominium, recorded in **Map Book 31, page 101 A thru D**, in the Probate Office of Shelby County, Alabama.

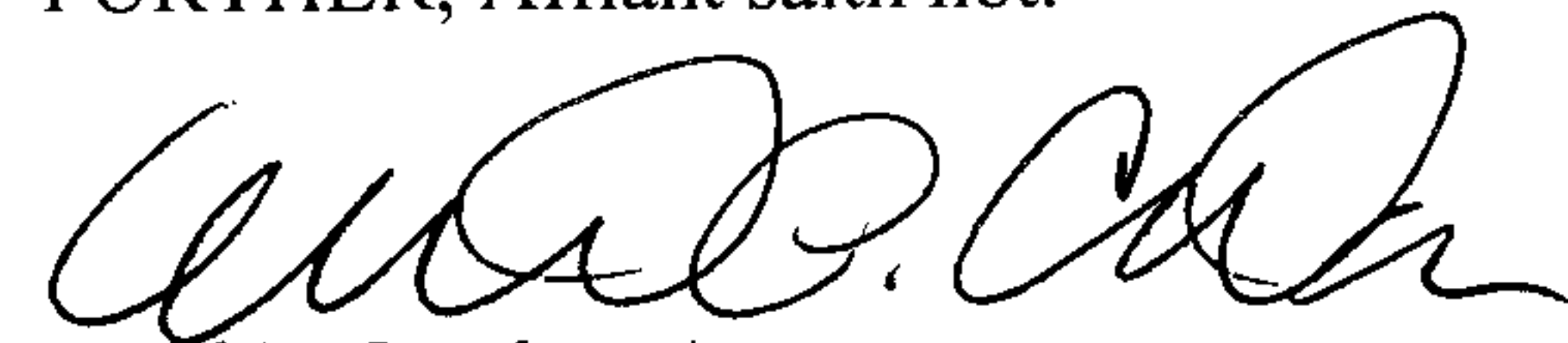
The true and correct legal description in said Warranty Deed should have recited the legal description as follows:

### LEGAL DESCRIPTION

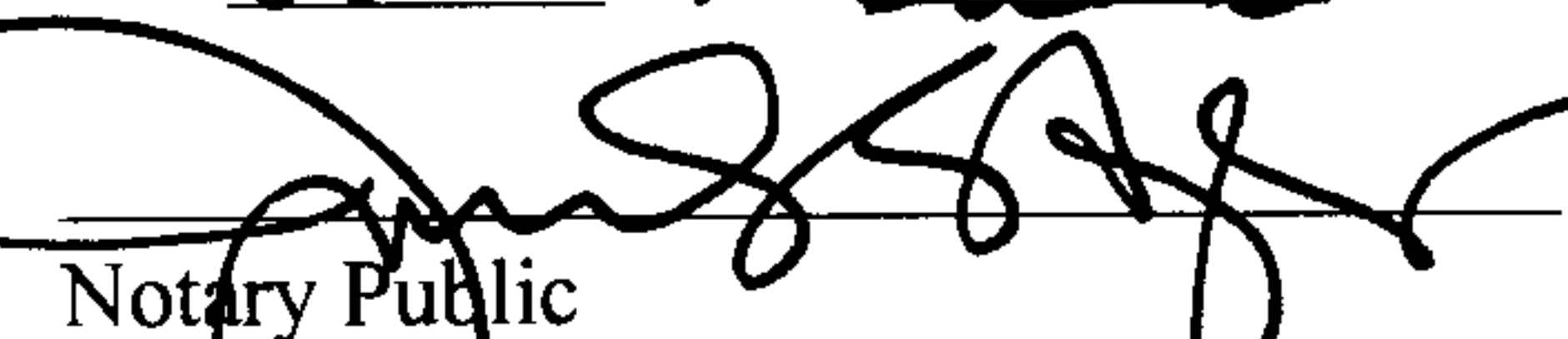
Unit 219, according to the Survey of Sterling Oaks Condominium, a Condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium, as recorded in Instrument #20040316000134350, and First Amendment to Declaration of Condominium as recorded in Instrument #20040701000364670, and Articles of Incorporation of Sterling Oaks Owners Association, Inc. as recorded in Exhibit C of the Declaration of Condominium, and the By-Laws of Sterling Oaks Owners Association as recorded in Exhibit D of the Declaration of Condominium, together with an undivided 1/60 interest in the common elements of Sterling Oaks Condominium, a Condominium, as set out in the Declaration of Condominium and according to the Survey of Sterling Oaks Condominium, a Condominium, recorded in **Map Book 33, page 101 A thru D**, in the Probate Office of Shelby County, Alabama.

This affidavit is made for the purpose of duly acknowledging the scriveners error in the drafting of said Warranty Deed recorded in Shelby Instrument No. 20101123000394110 in the Probate Office of Shelby County, Alabama.

FURTHER, Affiant saith not.

  
David P. Condon, Attorney

Sworn to and subscribed before me this  
The 22nd day of December 2010

  
Notary Public  
Commission Expires:  
2/28/14

