

AFFIDAVIT


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Shelby Cnty Judge of Probate, AL
08/18/2011 04:23:53 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

PERSONALLY APPEARED, before me the undersigned authority in and for said County and State **LINDA D. DONAHOO**, who after being first duly sworn deposes on oath and says:

1. My name is Linda D. Donahoo. Prior to September 2010, my husband, Donald L. Donahoo and I, were the owners of the following described real estate situated in Shelby County, Alabama.

PARCEL ONE:

Commence at the southwest corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 19 South, Range 2 East, thence run north along the west line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 127.90 feet to the northeast R.O.W. line of U. S. Highway 280, and the point of beginning; thence continue north along the west line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 498.92 feet; thence turn an angle of 127 deg. 45 min. to the right and run a distance of 334.42 feet; thence turn an angle of 80 deg. 30 min. to the right and run a distance of 400.00 feet to the northeast R. O. W. line of said Highway; thence turn an angle of 99 deg. 30 min. to the right and run along said R. O. W. line a distance of 95.00 feet to the point of beginning; situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 19 South, Range 2 East, containing 2.00 acres.

THE GRANTOR'S SOURCE OF TITLE IS FOUND IN INST. #2001-10530, PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL TWO:

The following tract of land in Harpersville, Alabama, more particularly described as follows: Commence at the point where West line of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 28, Township 19, Range 2 East, intersects south margin of right-of-way of what is known as the Florida Short Route, a public highway running through said Harpersville, Alabama, and from said point of beginning run South 21 deg. 30 min. East 150 feet; thence North 88 deg. 30 min. West 136 feet; thence North 12 deg. 30 min. East 150 feet to the Southern margin of right-of-way of said Florida Short Route; thence South 77 deg. 30 min. East 50 feet along the Southern line of said right-of-way to the point of beginning. The land herein conveyed consists of .41 acres, more or less, and lies partly in SW $\frac{1}{4}$ of SE $\frac{1}{4}$ and partly in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 28, Township 19, Range 2 East.

THE GRANTOR'S SOURCE OF TITLE IS FOUND IN INST. #2001-10529, PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL THREE:

Commence at a 3 inch by 3 inch concrete monument in place accepted as the Southwest corner of the SE ¼ of the SW ¼ of Section 1, Township 20 South, Range 2 East; thence proceed South 87 deg. 33 min. 25 sec. East along the South boundary of said ¼-¼ Section for a distance of 373.60 feet (set ½ inch rebar) to a point on the Southeasterly boundary of a roadway as referenced in deed on record in the Office of the Judge of Probate of Shelby County, Alabama, on Inst. #1994-08261, said point being the point of beginning. From this beginning point continue South 87 deg. 33 min. 25 sec. East along the South boundary of said ¼-¼ Section for a distance of 633.62 feet (set ½ inch rebar) to its point of intersection with the Westerly right-of-way of U. S. 280 Highway; thence proceed North 50 deg. 37 min. 58 sec. West along the Westerly right-of-way of said U. S. 280 Highway for a distance of 501.56 feet to a ½ inch crimp top pipe in place, said point being located on the Southeasterly boundary of said roadway as referenced on Inst. #1994-08261; thence proceed South 31 deg. 26 min. 23 sec. West along the Southeasterly boundary of said roadway for a distance of 89.91 feet (set ½ inch rebar); thence proceed South 40 deg. 43 min. 55 sec. West along the Southeasterly boundary of said roadway for a distance of 206.68 feet (set ½ inch rebar); thence proceed South 47 deg. 42 min. 10 sec. West along the Southeasterly boundary of said roadway for a distance of 85.91 feet to the point of beginning.

The above described property is located in the SE ¼ of the SW ¼ of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama.

THE GRANTOR'S SOURCE OF TITLE IS FOUND IN INST. # 2001-02935, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

2 Prior to September 2010, each of the parcels were owned by Donald L. Donahoo and Linda D. Donahoo, with right of survivorship. Parcel One Deed was in Instrument Number 2001-10530 Probate Office, Shelby County, Alabama. The Survivorship Deed to Parcel Two was found in Instrument Number 2001-10529, Probate Office, Shelby County, Alabama. The Survivorship Deed to Parcel Three was in Instrument Number 2001-02935, Probate Office, Shelby County, Alabama.

3. In September of 2010, Donald L. Donahoo and Linda D. Donahoo attempted to transfer the above real estate to **JEFFREY W. TYLER**, but through an error of the scrivener in preparing the Deed the name of the Grantor was listed as "Jeffrey W. Tyer". That was a clerical error, and the correct name of the Grantee was "Jeffrey W. Tyler."

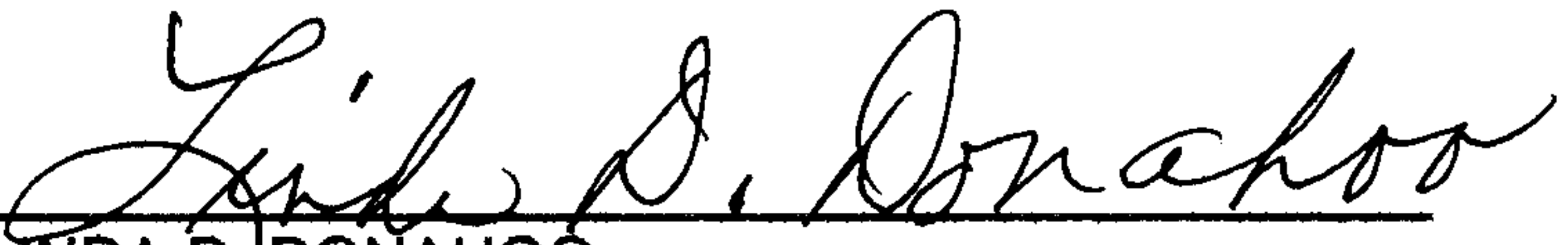
4. The Affiant has prepared a Deed of Correction, properly deeding the property to Jeffrey W. Tyler. The Deed of Correction is signed only by Linda D. Donahoo. On October 10, 2010, Donald L. Donahoo died. He was survived by Linda D. Donahoo, who became the owner of the three parcels of real estate with right of survivorship.



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5. Linda D. Donahoo makes this Deed of Correction to correctly state the name of the Grantee to be Jeffrey W. Tyler.

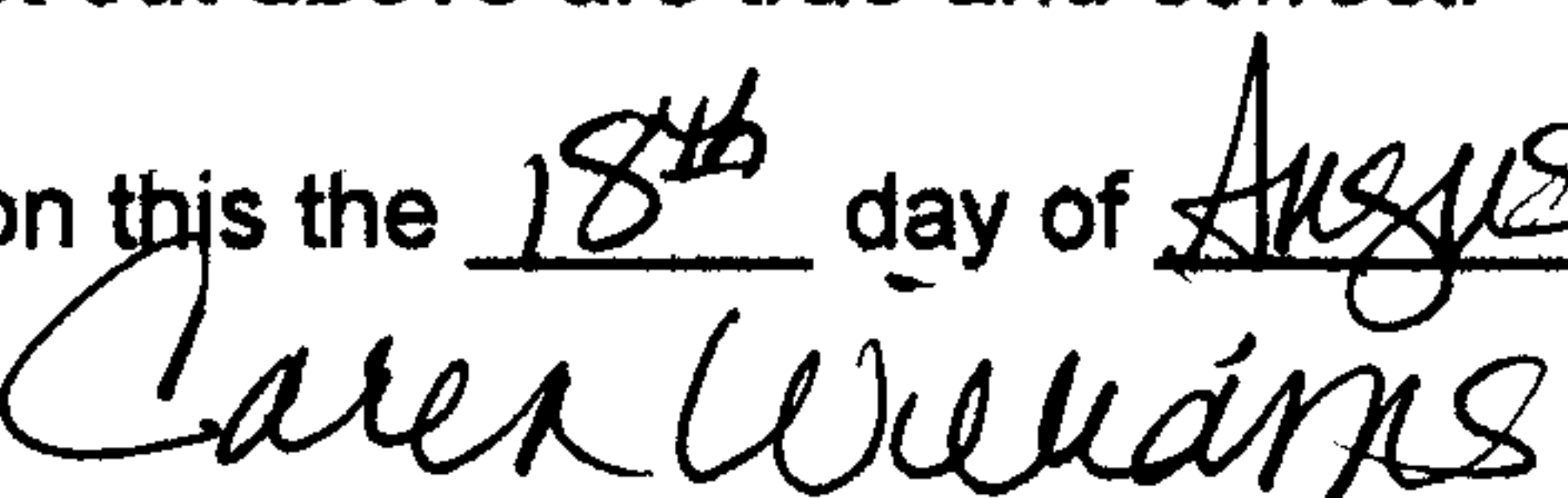
Dated this 18th day of August, 2011.


LINDA D. DONAHOO

STATE OF ALABAMA
COUNTY OF ETOWAH

Before me the undersigned authority, in and for said county and state, personally appeared LINDA D. DONAHOO, who is known to me and who after being first duly sworn, deposes upon oath and states that the matters and facts set out above are true and correct.

Sworn to and subscribed before me on this the 18th day of August, 2011.


NOTARY PUBLIC

This Instrument Prepared By:

Jack Floyd, Esq.
FLOYD LAW FIRM, LLC
808 Chestnut Street
Gadsden, AL 35901



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