

20120626000224890 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/26/2012 10:25:06 AM FILED/CERT

Before me, the undersigned Notary Public, personally Tamara W. Augustine, an officer of REGIONS BANK, who being duly sworn deposes and says as follows:

My name is Tamara W. Augustine and I am the Vice President of REGIONS BANK. REGIONS BANK prepared that certain Mortgage executed by M.B.F.A. INVESTMENTS, LLC dated July 8, 2003, filed in the Office of the Judge of Probate of Shelby County, Alabama, recorded at Instrument # 20030711000440150 (the “Mortgage”).

The undersigned has examined the Mortgage prepared and finds that an incorrect legal description was reflected. The error was of a typographical nature and appeared in the Mortgage referenced above. From this date forward, let the records reflect that the correct legal description of the Mortgage is as follows:

A parcel of land situated in the NW 1/4 of the SE 1/4 of Section 12, Township 20 South, Range 3 West and being more particularly described as follows:

Commence at the SW corner of the NW 1/4 of SE 1/4 Section 12, Township 20 South, Range 3 West Old Iron Pipe; thence North 89 degrees 53 minutes 05 seconds East a distance of 40.02 feet to the Point of Beginning; thence North 0 degrees 06 minutes 55 seconds East a distance of 20.00 feet; thence North 89 degrees 53 minutes 05 seconds West a distance of 40.02 feet; thence North 89 degrees 56 minutes 47 seconds West a distance of 189.47 feet; thence North 83 degrees 42 minutes 51 seconds West a distance of 63.40 feet to Easterly right of way of U.S. Highway 31 (100 foot right of way); thence North 25 degrees 49 minutes 04 seconds East and along said right of way a distance of 259.26 feet; thence leaving said right of way on a bearing of South 64 degrees 10 minutes 56 seconds East a distance of 600 feet; thence North 89 degrees 53 minutes 05 seconds West at a distance of 360.55 feet to the Point of Beginning; being situated in Shelby County, Alabama.

This Affidavit is made for the purpose of duly acknowledging the scrivener's error in that drafting of said Mortgage filed in the Office of the Judge of Probate of Shelby County, Alabama.

FURTHER, Affiant saith not.

REGIONS BANK

By: 

Printed Name: Tamara W. Augustine

Title: Vice President

Sworn to and subscribed before me this 19th day of June, 2012.

Personally known ☒ or produced identification ☐

Type of identification produced _____


Signature of Notary Public

JACQUELYN C. GREENE
Printed name of Notary Public

Beaufort County, South Carolina

My Commission Expires: 01-05-2015
(Notary Seal)

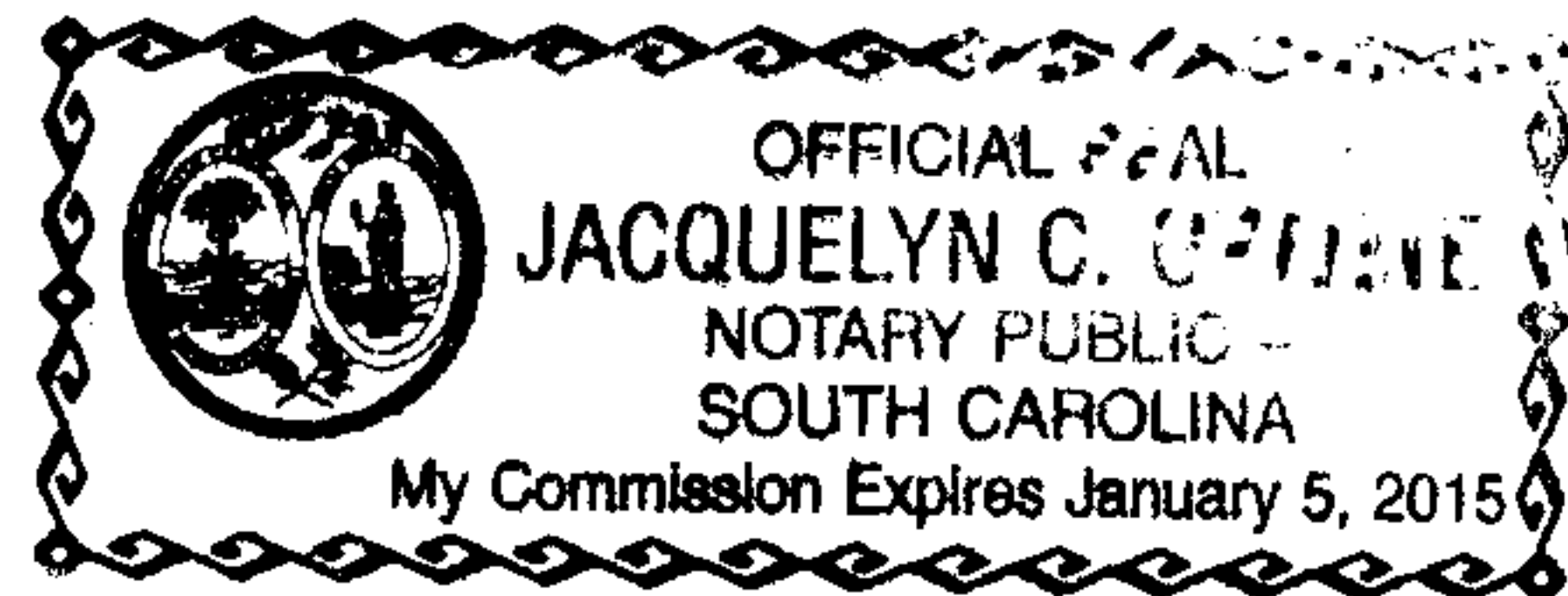
THIS INSTRUMENT WAS PREPARED BY:

Donna Knotts Byrd, Esq.

Walding, LLC

505 20th St N, Ste 620

Birmingham, AL 35203



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