

Recording Requested By:
Bank of America, N.A.

Prepared By/Returned To:
Ursus Advisors LLC
701 Highlander Blvd., Ste. 200
Arlington, Texas 76015

When recorded return to
CoreLogic 27857744
450 E Boundary St.
Chapin, SC 29036



20131113000445920 1/4 \$23.00
Shelby Cnty Judge of Probate, AL
11/13/2013 08:31:07 AM FILED/CERT

Space Above This Line for Recorder's Use

Loan Number: 188519192

CORRECTIVE AFFIDAVIT

STATE OF Florida }
COUNTY OF Hillsborough } SS

BEFORE ME, the undersigned authority, personally appeared Steven A. Williams (“Affiant”) who, being first duly sworn, deposes and says as follows:

1. That Affiant was the preparer of that certain Quitclaim Deed dated January 30, 2008 and recorded on March 14, 2008 as Instrument Number 20080314000106020, in the office of the Judge of Probate of Shelby County, Alabama, pursuant to which Josh M. Box, a married man who took title as an unmarried man, and April N. Box, formerly known as April Colburn, a married woman who took title as an unmarried woman, quitclaimed and conveyed to Josh M. Box and April N. Box, husband and wife, as joint tenants with right of survivorship, certain property described therein (herein, the “Deed”).
2. That the legal description provided by the title insurer and included in the Deed as originally recorded contained the errors described in the attached Exhibit “A”.
3. That the correct legal description to have been contained in the Deed is attached hereto as Exhibit “B” and the Deed should be read as having contained the correct legal description attached hereto as Exhibit “B” as of the original date of recording of the Deed.

Dated this 22ND of October, 2013.


Steven A. Williams, Affiant

Acknowledgment

STATE OF Florida }
COUNTY OF HILLSBOROUGH } ss

On October 22, 2013, before me LINDA L. BELL, a Notary Public in and for said County and State, personally appeared Steven A. Williams, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

(SEAL)


NOTARY SIGNATURE

My Commission Expires: _____





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EXHIBIT A

Erroneous Legal Description with Errors Noted

FROM THE SW CORNER OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 1 EAST, RUN EASTWARDLY ALONG THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 330.16 FEET; THENCE LEFT 88 DEGREES 12 MINUTES, A DISTANCE OF 516.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN A STRAIGHT LINE OF DISTANCE OF 357.87 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF **U.S. HIGHWAY NO. 280; THENCE RIGHT 61 DEG. 16 MIN.** ALONG THE SOUTH RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 280, ~~A DISTANCE NO. 280,~~ A DISTANCE OF 56.68 FEET; THENCE RIGHT 80 DEGREES 12 MINUTES, A DISTANCE OF 318.1~~89~~ FEET; THENCE RIGHT 100 DEGREES 09 MINUTES, A DISTANCE OF 284.71 FEET TO THE POINT OF BEGINNING OF PROPERTY HEREIN DESCRIBED SITUATED IN SHELBY COUNTY, ALABAMA.



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Exhibit B

Correct Legal Description

From the SW corner of Section 23, Township 19 South, Range 1 East, run Eastwardly along the South line of said Section 23 a distance of 330.16 feet; thence left 88 deg. 12 min. a distance of 516.05 feet to the point of beginning; thence continue in a straight line a distance of 357.87 feet to a point on the south right-of-way line of U. S. Highway No. 280; thence right 61 deg. 16 min. along the South right-of-way line of said U. S. Highway No. 280 a distance of 56.68 feet; thence right 80 deg. 12 min. a distance of 318.19 feet; thence right 100 deg. 09 min. a distance of 284.71 feet to the point of beginning of property herein described.



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