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20140102000001810 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
01/02/2014 03:25:07 PM FILED/CERT

This instrument prepared by:

Daniel Ross
Weinstein, Pinson & Riley, P.S.
2001 Western Ave. #400
Seattle, WA 98121

Space Above This Line for Recorder's Use

Loan Number 23715056

SCRIVENER AFFIDAVIT

AFFECTING: Instrument #: 20040624000345790
Instrument #: 20050203000054450
Instrument #: 20061121000568050
Instrument #: 20061121000568060
Instrument #: 20061206000591440

Made on this 18 day of December, 2013.

COMES NOW, Josh Harrison, the undersigned, and states as follows:


1. I, Josh Harrison, am an employee of Ursus Holdings, LLC, Agent of Bank of America, N.A. I am over eighteen (18) years of age and am otherwise competent and authorized to make this affidavit. The information set forth in this Affidavit was assembled by employees of Ursus Holdings, LLC, with the assistance of counsel, based on a review of the business records maintained in the ordinary course of business and documents of public record. The matters stated herein are true and correct to the best of my knowledge and belief, based upon records and information available at this time. I execute this document as my free act and deed on behalf of Ursus Holdings, LLC, Agent of Bank of America, N.A.
2. The purpose of the Affidavit is to resolve multiple errors made in previous descriptions in the chain of title for 962 Old Cahaba Dr., Helena, AL 35080, (hereinafter referred to as the "Property"). The error in the legal description is that the subdivision name is incorrect.
3. According to that certain Warranty Deed recorded on June 24, 2004 as Instrument #20040624000345790, of the Public Records of Shelby County, Alabama, American Homes & Land Corporation acquired title to the Property described as: **Lot 1301-1335, according to the Survey of Old Cahaba, Phase IV, as recorded in Map Book 33, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.**
4. According to that certain Joint Tenants With Right of Survivorship Statutory Warranty Deed recorded on February 03, 2005 as Instrument #20050203000054450, of the Public Records of Shelby County, Alabama, Stephen Spears and Jin Suk Spears, as joint tenants, with right of survivorship, acquired title to the Property described as: **Lot 1331, according to the Survey of**

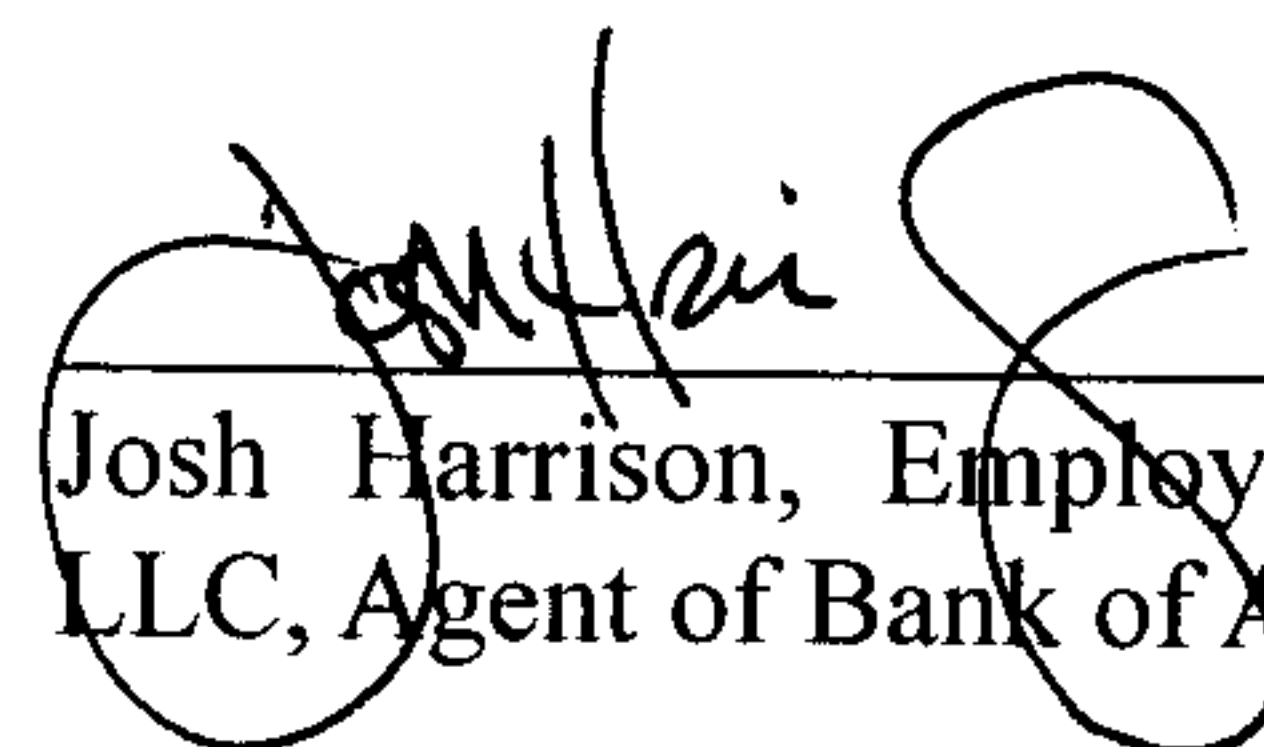
Old Cahaba Phase IV, as recorded in Map Book 33, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.

5. According to that certain Warranty Deed (With Right of Survivorship) recorded on November 21, 2006 as Instrument #20061121000568050, of the Public Records of Shelby County, Alabama, Kenneth McMullen and Nakia G. McMullen, husband and wife acquired title to the Property described as: **Lot 1331, according to the Survey of Old Cahaba Phase IV, as recorded in Map Book 33, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.**
6. According to that certain Mortgage recorded on November 21, 2006 as Instrument #20061121000568060, and re-recorded on December 06, 2006 as Instrument #20061206000591440 of the Public Records of Shelby County, Alabama, Nakia G. McMullen and Kenneth McMullen, executed the Mortgage for the benefit of Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for First Franklin, a Division of National City Bank for the Property described as: **Lot 1331, according to the Survey of Old Cahaba Phase IV, as recorded in Map Book 33, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.**
7. Affiant has reviewed the Public Records of Shelby County, Alabama, and has determined that the legal description of the Property described in the above referenced Items contain an incorrect subdivision name. The correct, proper subdivision name should be **"Old Cahaba IV, First Addition"** rather than "Old Cahaba, Phase IV".
8. That this Affidavit is made to correct the Subdivision name contained in the aforementioned Deeds and Mortgage recorded as Instrument Numbers: 20040624000345790, 20050203000054450, 20061121000568050, 20061121000568060, and 20061206000591440 of the Office of the Judge of Probate of Shelby County, Alabama. I make this Affidavit under oath as being relevant and material to the ownership of the property identified by this Affidavit.

I declare under the laws of the State of Alabama that the information given above is true and correct and to the best of my knowledge and belief.

Dated this the 18 day of December, 2013.


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Josh Harrison, Employee of Ursus Holdings,
LLC, Agent of Bank of America, N.A.

Acknowledgment

STATE OF Texas }

}ss

COUNTY OF Tarrant }

On December 18, 2013, before me Kaymen Maggiore, a Notary Public in and for said County and State, personally appeared Josh Harrison 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

Printed Name: Kaymen Maggiore

My Commission Expires: May 9, 2016




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