


THIS INSTRUMENT PREPARED BY AND
FOLLOWING RECORDING RETURN TO:
JAY F. PUMROY, ESQ.
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20140418000114310 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
04/18/2014 02:33:44 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

AFFIDAVIT CONCERNING SCRIVENER'S ERROR

Before me, the undersigned, a Notary Public in and for said State and County personally appeared Jay F. Pumroy, who after being duly sworn did depose and say as follows:

"My name is Jay F. Pumroy. I am an attorney duly licensed to practice law in the State of Alabama where I have continuously practiced since the year 1982. My practice is devoted almost entirely to matters involving real estate. I have reviewed thousands of deeds during the time I've practiced law and am, and have been since 1982, an issuing agent for multiple national title insurance companies. I have reviewed a Warranty Deed (hereinafter referred to as "Deed") from Charles A. Jones to Shiloh Creek, LLC, which Deed is recorded as Instrument No. 20040924000529300 in the Probate Office of Shelby County, Alabama. The land (hereafter, the "real estate") conveyed by such Deed is described as follows:

From the Southwest corner of the N 1/2 of the Southwest 1/4 of the Northeast 1/4, Section 10, Township 24 North, Range 13 East, Shelby County, Alabama, as beginning point, run along the South line of said 1/2 - 1/4 - 1/4 Sections South 89°30'05" East 667.38 feet; thence North 00°35'01" East 343.09 feet; thence South 89°34'46" East 667.94 feet; thence North 00°40'35" East 340.63 feet; thence North 89°25'26" West 668.21 feet; thence South 00°15'23" East 19.36 feet; thence **North 89°25'26" West 668.46 feet, back to beginning (emphasis added).**

There is an obvious scrivener's error in the last line of the legal description for the real estate as shown above. The legal description should have been typed as follows:

From the Southwest corner of the N 1/2 of the Southwest 1/4 of the Northeast 1/4, Section 10, Township 24 North, Range 13 East, Shelby County, Alabama, as beginning point, run along the South line of said 1/2 - 1/4 - 1/4 Sections South 89°30'05" East 667.38 feet; thence North 00°35'01" East 343.09 feet; thence South 89°34'46" East 667.94 feet; thence North 00°40'35" East 340.63 feet; thence North 89°25'26" West 668.21 feet; thence South 00°15'23" East 19.36 feet; thence North 89°25'26" West 668.46 feet; thence run South along the west line of the Southwest 1/4 of the Northeast 1/4 back to beginning.

The person who prepared (or typed) the legal description left out the call "thence run South along the west line of the Southwest 1/4 of the Northeast 1/4" ***after the call*** "thence North 89°25'26" West 668.46 feet" ***and prior to the reference to*** "back to beginning." ***This is an obvious drafting mistake or error*** evidenced by the bearing "North 89°25'26" West 668.46 feet" ***would not permit the legal description to close or to go "back to the beginning"***.

This the 18th day of April, 2014.



Jay F. Pumroy

STATE OF ALABAMA

NOTARY ACKNOWLEDGMENT

COUNTY OF CALHOUN

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jay F. Pumroy, whose name is signed to the foregoing Affidavit Concerning Scrivener's Error, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Affidavit Concerning Scrivener's Error, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of April, 2014.

(Notary Seal)



Notary Public

My Commission Expires: _____

REF: Shiloh Creek-Tract VI



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