

STATE OF ALABAMA
COUNTY OF DALLAS


20140731000236900 1/5 \$26.00
Shelby Cnty Judge of Probate, AL
07/31/2014 04:19:41 PM FILED/CERT

SCRIVENER'S AFFIDAVIT

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Allen S. Reeves, who, being known to me and after being duly sworn by me, deposes and says as follows:

I am an attorney at law, and I am the scrivener who prepared a deed from Buchanan Woodlands, LLC, an Alabama Limited Liability Company, to Historic Shelby Association, Inc., an Alabama Non-Profit Corporation, dated February 2, 2012, and recorded as Instrument # 20120209000049170 in the Probate Office of Shelby County, Alabama; and a Partial Release of a mortgage from Buchanan Woodlands, LLC to First Cahawba Bank, the partial release being dated January 18, 2012, and recorded as Instrument # 20120125000029340 in the Probate Office of Shelby County, Alabama. Both documents contained identical legal descriptions provided to me by a surveyor. There are errors in the legal descriptions contained in both the deed and the partial release as indicated in the bold face type as follows:

Parcel One:

Commence at the Southwest corner the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 22 South, Range 1 East, Shelby County, Alabama, and run North 01 deg. 37 min. 34 sec. East 109.91 feet; thence North 01 deg. 38 min. 07 sec. East, 1210.66 feet; thence South 86 deg. 57 min. 02 sec. East 927.44 feet; thence South 01 deg. 28 min. 32 sec. West, **279.03** feet to a point on the North boundary of County Road No. 42, (80' R.O.W.); thence leaving said point, South 01 deg. 28 min. 32 sec. West, 80.00 feet to a point on the south Boundary of County Road No. 42, (80' R.O.W.); thence South 78 deg. 05 min. 50 sec. West, 1995.88 feet to a point on the North boundary of County Road No. 42, and being the Point of Beginning; thence along said North boundary in a curve concave right (radius=6984.07 feet), at a chord, Ch.=South 81 deg. 38 min. 28 sec. West 441.78 feet to a point of intersection of the North boundary of County Road No. 42 and the center line of a 60 foot wide access easement; thence leaving said North boundary of County Road No. 42, and along said center line of a 60 foot wide access easement for the following six (6) courses: (1) North 01 deg. 25 min. 29 sec. West, 43.81 feet (2) North 09 deg. 26 min. 18 sec. East, 102.94 feet; (3) North 01 deg. 21 min. 23 sec. East, 48.22 feet; (4) North 14 deg. 06 min. 15 sec. West, 78.19 feet; (5) North 46 deg. 09 min. 05 sec West, 127.60 feet; (6) North 41 deg. 28 min. 54 sec. West, 40.59 feet to end point of said center line and being the intersection of a 60 foot access easement and existing 12 foot wide old field road; thence along said center line of an existing 12 foot wide old field road the following three (3) courses: (1) North 45 deg. 08 min. 50 sec. East, 151.68 feet; (2) North 34 deg. 05 min. 55 sec. East, 172.10 feet; (3) North 22 deg. 04 min. 20 sec. East, 225.16 feet; thence leaving said center line, East 269.49 feet; thence South 782.11 feet to the Point of Beginning. Said parcel of land lying in the Southeast 1/4

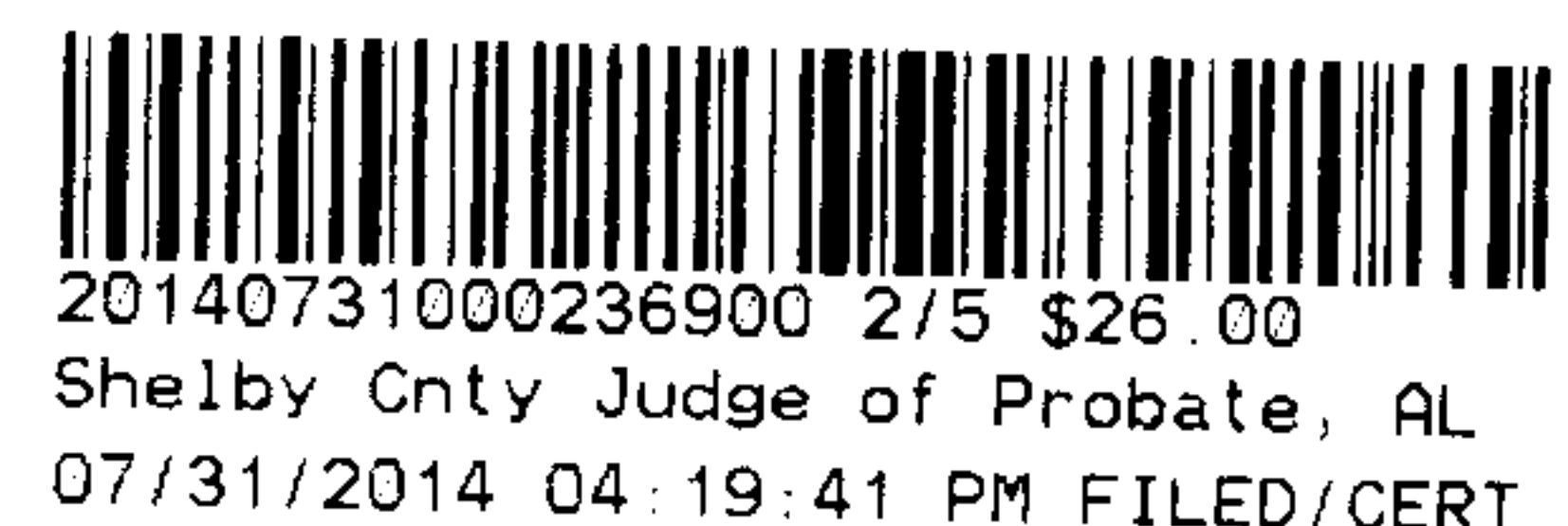
of Section 13, Township 22 South, Range 1 **East**, Shelby County, Alabama and containing 7.77 acres, more or less. A survey of the aforescribed property prepared by O. Guthrie Jeffcoat, Jr., Al. Reg. Surveyor No. 9587, dated August 24, 2009, is attached hereto as Exhibit "A" and made a part hereof.

Parcel Two:

Commence at the Southwest corner the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 22 South, Range 1 East, Shelby County, Alabama, and run North 01 deg. 37 min. 34 sec. East, 109.91 feet; thence North 01 deg. 38 min. 07 sec. East, 1210.66 feet; thence South 86 deg. 57 min. 02 sec. East, 927.44 feet; thence South 01 deg. 28 min. 32 sec. West, **279.03** feet to a point on the North boundary of County Road No. 42, (80' R.O.W.); thence leaving said point, South 01 deg. 28 min. 32 sec. West, 80.00 feet to a point on the South boundary of County Road No. 42, (80' R.O.W.); thence South 78 deg. 05 min. 50 sec. West 1995.88 feet to a point on the North boundary of County Road No. 42; thence along said North boundary in a curve concave right, (radius= 6984.07 feet), at a chord, Ch.=South 81 deg. 38 min. 28 sec. West, 441.78 feet to a point of intersection of the North boundary of County Road No. 42 and the center line of a 60 foot access easement and being the point of beginning; thence continue along said North boundary of County Road No.42 in a curve concave right (radius=6984.07 feet), at a chord, Ch. South 86 deg. 23 min. 53 sec. West 717.52 feet; thence leaving said North boundary of County Road No. 42, North, 111.33 feet; thence North 31 deg. 32 min. 53 sec. East, 381.92 feet to a point on the center line of a 12 foot wide old field road; thence along said center line the following three (3) courses: (1) South 68 deg. 10 min. 22 sec. East, 198.04 feet; (2) North 85 deg. 05 min. 55 sec. East, 128.10 feet; (3) North 54 deg. 47 min. 00 sec. East 102.55 feet to the intersection of a 12 foot wide old field road and the center line of a 60 foot access easement; thence along said centerline the following six (6) courses: (1) South 41 deg. 28 min. 54 sec. East, 40.59 feet; (2) South 46 deg. 09 min. 05 sec. East, 127.60 feet; (3) South 14 deg. 06 min. 15 sec. East, 78.19 feet (4) South 01 deg. 21 min. 23 sec. West, 48.22 feet; (5) South 09 deg. 26 min. 18 sec. West, 102.94 feet; (6) South 01 deg. 25 min. 29 sec. East, 43.81 feet; to the end point of said centerline and being the point of beginning. Said parcel of land lying in the **Southwest** 1/4 of Section 13, Township 22 South, Range 1 **East**, Shelby County, Alabama and containing 5.61 acres, more or less. A survey of the aforescribed property prepared by O. Guthrie Jeffcoat, Jr., Al. Reg. Surveyor No. 9587, dated August 24, 2009, is attached hereto as Exhibit "A" and made a part hereof.

LESS & EXCEPT FROM PARCELS ONE & TWO:

Full fee simple title to a 60 foot wide strip of land, being the same property comprising the 60 foot wide easement described above which said strip has a point of beginning at the southwest corner of Parcel 1 described above, said point being the centerline of said 60 foot strip; thence (1) North 01 deg. 25 min. 29 sec. West, 43.81 feet (2) North 09 deg. 26 min. 18 sec. East, 102.94 feet; (3) North 01 deg. 21 min. 23



sec. East, 48.22 feet; (4) North 14 deg. 06 min. 15 sec. West, 78.19 feet; (5) North 46 deg. 09 min. 05 sec West, 127.60 feet; (6) North 41 deg. 28 min. 54 sec. West, 40.59 feet to end point of said center line and being the intersection of the hereby excepted 60 foot parcel and existing 12 foot wide old field road shown on the survey attached hereto and referenced above which is the point of ending. Said parcel being excepted is in fee simple despite it being described as an easement on the attached plat.

The correct descriptions are:

Parcel One:

Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 22 South, Range 1 East, Shelby County, Alabama, and run North 01 deg. 37 min. 34 sec. East 109.91 feet; thence North 01 deg. 38 min. 07 sec. East, 1210.66 feet; thence South 86 deg. 57 min. 02 sec. East 927.44 feet; thence South 01 deg. 28 min. 32 sec. West, to a point on the North boundary of County Road No. 42, (80' R.O.W.); thence leaving said point, South 01 deg. 28 min. 32 sec. West, 80.00 feet to a point on the south Boundary of County Road No. 42, (80' R.O.W.); thence South 78 deg. 05 min. 50 sec. West, 1995.88 feet to a point on the North boundary of County Road No. 42, and being the Point of Beginning; thence along said North boundary in a curve concave right (radius=6984.07 feet), at a chord, Ch.=South 81 deg. 38 min. 28 sec. West 441.78 feet to a point of intersection of the North boundary of County Road No. 42 and the center line of a 60 foot wide access easement; thence leaving said North boundary of County Road No. 42, and along said center line of a 60 foot wide access easement for the following six (6) courses: (1) North 01 deg. 25 min. 29 sec. West, 43.81 feet (2) North 09 deg. 26 min. 18 sec. East, 102.94 feet; (3) North 01 deg. 21 min. 23 sec. East, 48.22 feet; (4) North 14 deg. 06 min. 15 sec. West, 78.19 feet; (5) North 46 deg. 09 min. 05 sec West, 127.60 feet; (6) North 41 deg. 28 min. 54 sec. West, 40.59 feet to end point of said center line and being the intersection of a 60 foot access easement and existing 12 foot wide old field road; thence along said center line of an existing 12 foot wide old field road the following three (3) courses: (1) North 45 deg. 08 min. 50 sec. East, 151.68 feet; (2) North 34 deg. 05 min. 55 sec. East, 172.10 feet; (3) North 22 deg. 04 min. 20 sec. East, 225.16 feet; thence leaving said center line, East 269.49 feet; thence South 782.11 feet to the Point of Beginning. Said parcel of land lying in the Southeast 1/4 of Section 13, Township 22 South, Range 1 West, Shelby County, Alabama and containing 7.77 acres, more or less. A survey of the aforescribed property prepared by O. Guthrie Jeffcoat, Jr., Al. Reg. Surveyor No. 9587, dated August 24, 2009, is attached hereto as Exhibit "A" and made a part hereof.

Parcel Two:

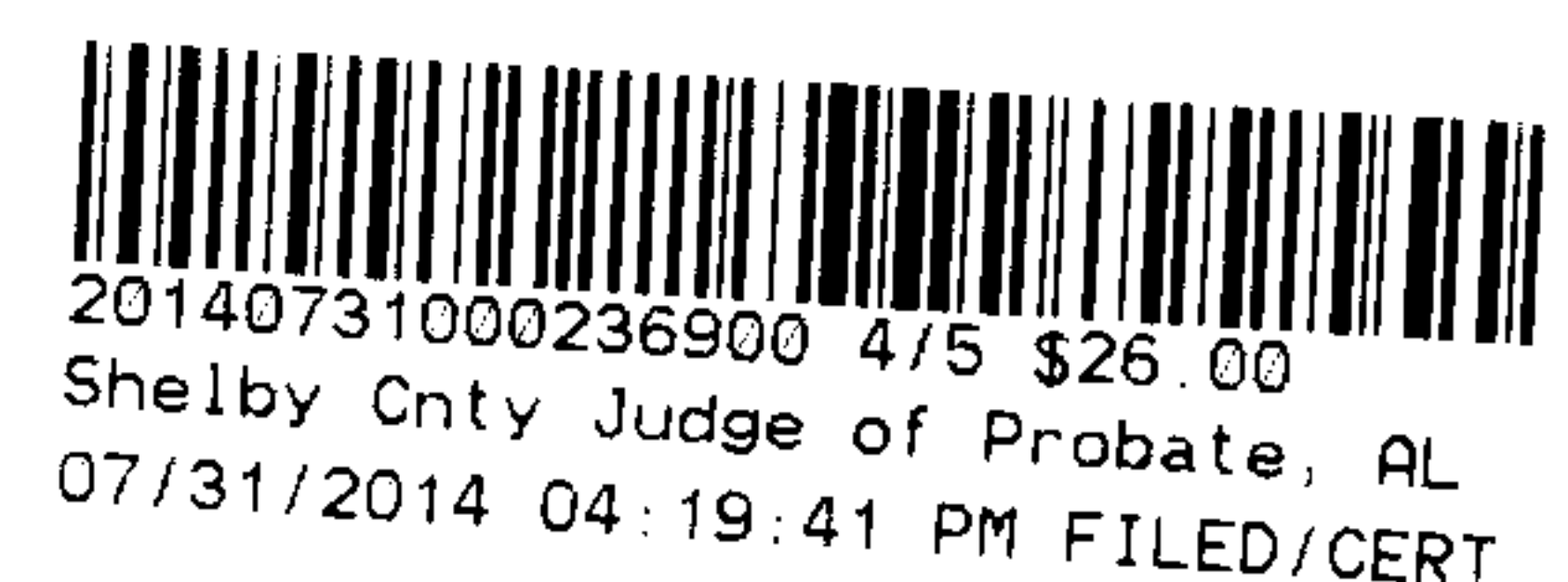
Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 22 South, Range 1 East, Shelby County, Alabama, and run

North 01 deg. 37 min. 34 sec. East, 109.91 feet; thence North 01 deg. 38 min. 07 sec. East, 1210.66 feet; thence South 86 deg. 57 min. 02 sec. East, 927.44 feet; thence South 01 deg. 28 min. 32 sec. West, to a point on the North boundary of County Road No. 42, (80' R.O.W.); thence leaving said point, South 01 deg. 28 min. 32 sec. West, 80.00 feet to a point on the South boundary of County Road No. 42, (80' R.O.W.); thence South 78 deg. 05 min. 50 sec. West 1995.88 feet to a point on the North boundary of County Road No. 42; thence along said North boundary in a curve concave right, (radius= 6984.07 feet), at a chord, Ch.=South 81 deg. 38 min. 28 sec. West, 441.78 feet to a point of intersection of the North boundary of County Road No. 42 and the center line of a 60 foot access easement and being the point of beginning; thence continue along said North boundary of County Road No.42 in a curve concave right (radius=6984.07 feet), at a chord, Ch. South 86 deg. 23 min. 53 sec. West 717.52 feet; thence leaving said North boundary of County Road No. 42, North, 111.33 feet; thence North 31 deg. 32 min. 53 sec. East, 381.92 feet to a point on the center line of a 12 foot wide old field road; thence along said center line the following three (3) courses: (1) South 68 deg. 10 min. 22 sec. East, 198.04 feet; (2) North 85 deg. 05 min. 55 sec. East, 128.10 feet; (3) North 54 deg. 47 min. 00 sec. East 102.55 feet to the intersection of a 12 foot wide old field road and the center line of a 60 foot access easement; thence along said centerline the following six (6) courses: (1) South 41 deg. 28 min. 54 sec. East, 40.59 feet; (2) South 46 deg. 09 min. 05 sec. East, 127.60 feet; (3) South 14 deg. 06 min. 15 sec. East, 78.19 feet (4) South 01 deg. 21 min. 23 sec. West, 48.22 feet; (5) South 09 deg. 26 min. 18 sec. West, 102.94 feet; (6) South 01 deg. 25 min. 29 sec. East, 43.81 feet; to the end point of said centerline and being the point of beginning. Said parcel of land lying in the Southeast 1/4 of Section 13, Township 22 South, Range 1 West, Shelby County, Alabama and containing 5.61 acres, more or less. A survey of the aforescribed property prepared by O. Guthrie Jeffcoat, Jr., Al. Reg. Surveyor No. 9587, dated August 24, 2009, is attached hereto as Exhibit "A" and made a part hereof.

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This affidavit is given for the purpose of correcting the erroneous descriptions as set out

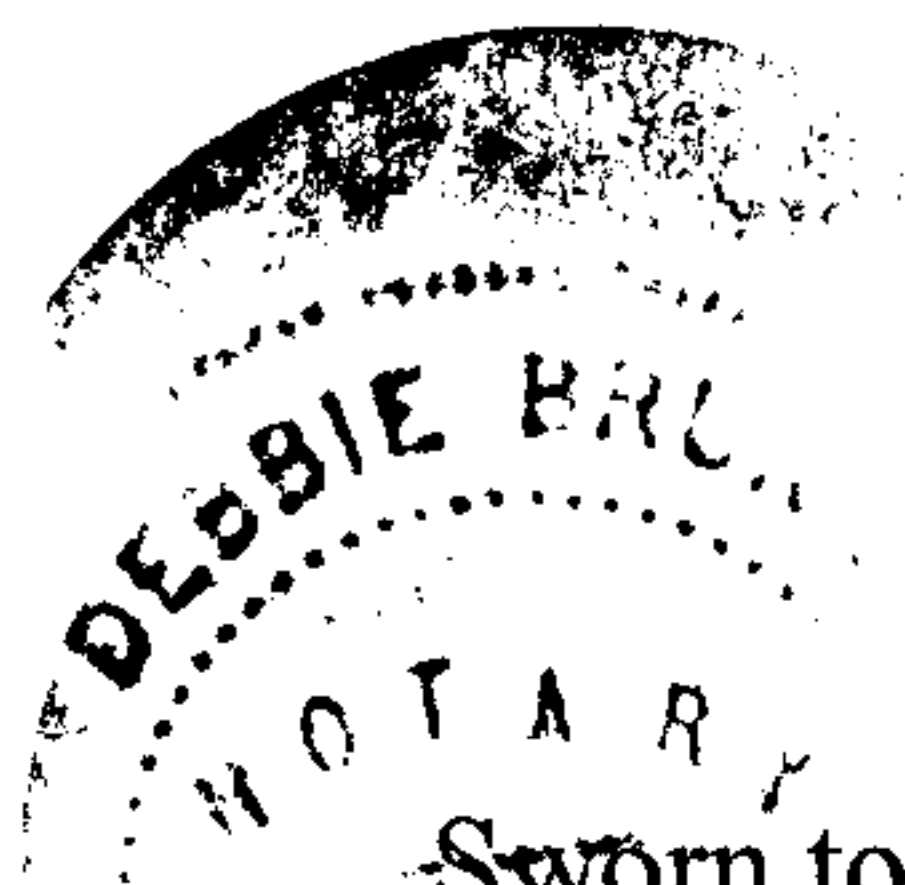


above.

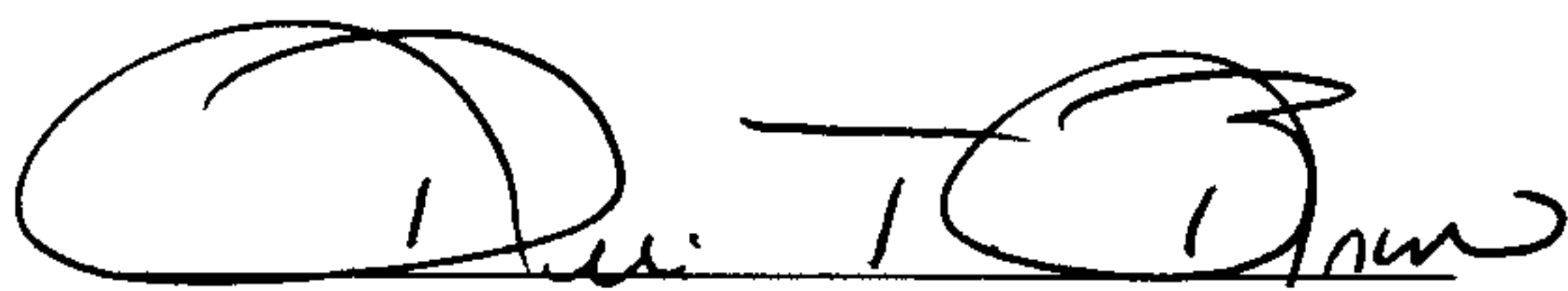
In witness whereof, the undersigned has caused this affidavit to be executed this 28th day of July, 2014.



Allen S. Reeves



Sworn to and subscribed before me
this 28th day of July, 2014.



Notary public

Prepared by William R. Justice, P.O. Box 587, Columbiana, AL 35051.



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