

STATE OF ALABAMA
COUNTY OF SHELBY

20150410000116310 1/1 \$14.00
Shelby Cnty Judge of Probate, AL
04/10/2015 03:09:32 PM FILED/CERT

SCRIVENER'S AFFIDAVIT

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared William R. Justice, 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 James E. Morris and Emily J. Morris to Emily K. Avery, dated March 6, 2015, and recorded as Instrument # 20150327000097560 in the Probate Office of Shelby County, Alabama. The purpose of this affidavit is to clarify the description of Tract 2 as described in that deed as follows:

Tract 2

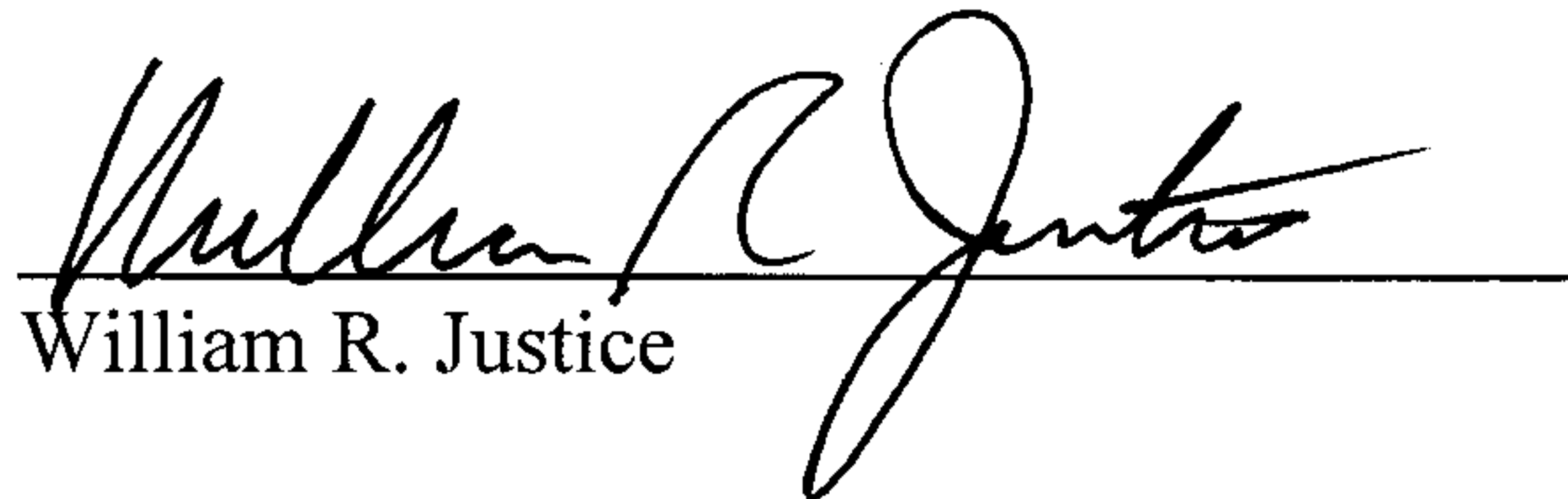
The parcel upon which GRANTOR's residence is located, being the South 3 acres of the following described land: W $\frac{1}{2}$ of E $\frac{1}{2}$ of SW $\frac{1}{4}$ and East 10 acres of W $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 3, Township 21 South, Range 1 East, less portion already conveyed to Anthony Van Morris by deed recorded as Instrument # 20090831000335900 in the Probate Office of Shelby County, Alabama.

The intention of the Grantors, and of the undersigned, was to convey the South 3 acres of real property, upon which the Grantors' residence is located, to the Grantee. The entire tract upon which this residence is located is tax parcel # 20-2-03-0-000-015.000 and is the W $\frac{1}{2}$ of E $\frac{1}{2}$ of SW $\frac{1}{4}$ and East 10 acres of W $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 3, Township 21 South, Range 1 East, less portion already conveyed to Anthony Van Morris by deed recorded as Instrument # 20090831000335900 in the Probate Office of Shelby County, Alabama, and less 2 other parcels. It is the South 3 acres of the remaining property owned by the Grantors *after* the previous conveyance to Anthony Van Morris that was intended to be conveyed to Grantee, and not the South 3 acres less any portion of the 3 acres previously conveyed to Anthony Van Morris. A modified description of Tract 2 is as follows:

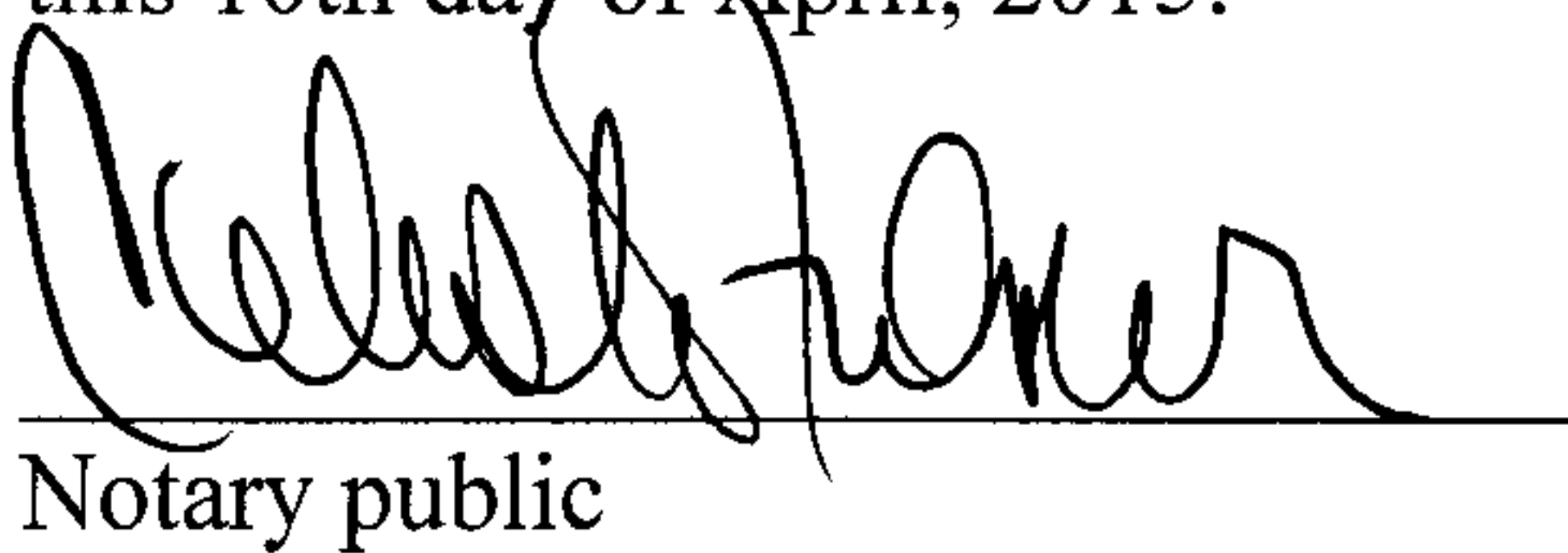
Tract 2

GRANTOR currently owns land known as tax parcel # 20-2-03-0-000-015.000, described as the W $\frac{1}{2}$ of E $\frac{1}{2}$ of SW $\frac{1}{4}$ and East 10 acres of W $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 3, Township 21 South, Range 1 East, less portion already conveyed to Anthony Van Morris by deed recorded as Instrument # 20090831000335900 in the Probate Office of Shelby County, Alabama, and less 2 other parcels. GRANTOR conveys to GRANTEE the South 3 acres of said land, upon which GRANTOR's residence is located, said 3 acres fronting along Alabama Highway 25 and lying west of and adjoining said Anthony Van Morris property.

In witness whereof, the undersigned has caused this affidavit to be executed this 10th day of April, 2015.


William R. Justice

Sworn to and subscribed before me
this 10th day of April, 2015.


Notary public

