

STATE OF ALABAMA

)

)

COUNTY OF SHELBY

)

Re:

35 Old Mill Rd, Sterett, AL 35147

Correction to instrument **20090209000042210**



20150526000173670 1/5 \$26.00
Shelby Cnty Judge of Probate, AL
05/26/2015 03:57:03 PM FILED/CERT

SCRIVENER'S AFFIDAVIT

Comes now Darrin R. Marlow who being duly sworn does say and affirm the following:

My name is **Darrin R. Marlow** and I am a practicing attorney with office at 1111 17th Avenue, Calera AL. The purpose of this affidavit is to correct an error in the current deed of record discovered by the Mark A. Pickens law firm during a title search completed in May 2015.

During the search it was discovered that the legal description of for 35 Old Mill Rd, Sterrett, AL 35147 (instrument# **20090209000042210** *which is attached as a reference*) contains an error in the legal description for Parcel II.

As compared with the previous deed (instrument# **20030908000597960** *which is attached as a reference*) and all other previous deeds for the last 40 years, the legal description for Parcel II should be corrected from:

PARCEL II:

110 FEET EAST AND WEST BY 52 ½ FEET NORTH AND SOUTH ON WEST SIDE OF LOTS, 3, 4, AND 5 AND ALSO ALONG 100 FEET EAST AND WEST BY 30 FEET NORTH AND SOUTH OF LOT 2, ALSO ON THE WEST SIDE ACCORDING TO MAP OF STERRET, ALABAMA, RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SITUATED IN THE W ½ OF THE SW ¼ OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 2 EAST, AND BEING PART OF BLOCK E, CRUME'S ADDITION TO STERRETT. SITUATED TO SHELBY COUNTY, ALABAMA.

Prepared by: The Marlow Law Firm, P.C.
PO Box 1111, Calera AL 35040
(205)690-5805

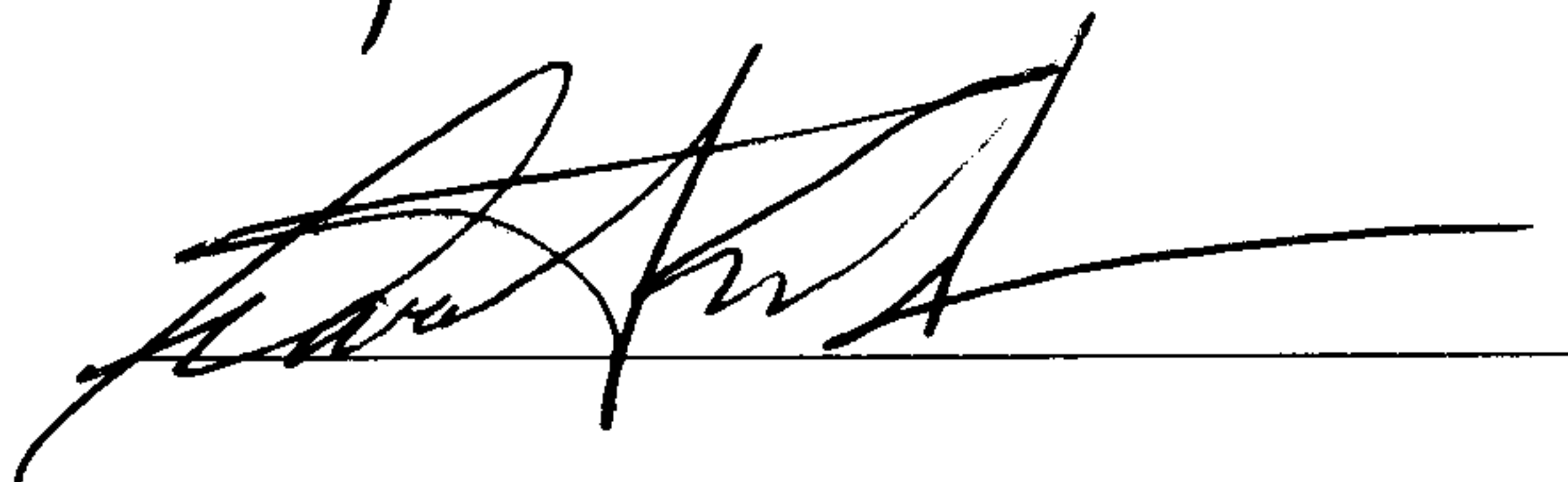
Changing it to read...

PARCEL II:

100 FEET EAST AND WEST BY 52 ½ FEET NORTH AND SOUTH ON WEST SIDE OF LOTS, 3, 4, AND 5 AND ALSO ALONG 100 FEET EAST AND WEST BY 30 FEET NORTH AND SOUTH OF LOT 2, ALSO ON THE WEST SIDE ACCORDING TO MAP OF STERRET, ALABAMA, RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SITUATED IN THE W ½ OF THE SW ¼ OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 2 EAST, AND BEING PART OF BLOCK E, CRUME'S ADDITION TO STERRETT. SITUATED TO SHELBY COUNTY, ALABAMA.

The error is being corrected by correcting the first number in the legal description for Parcel II, changing it from 110 to 100.

AFFIRMED THIS THE 26th DAY OF May 20 15.



Darrin R. Marlow (attorney)

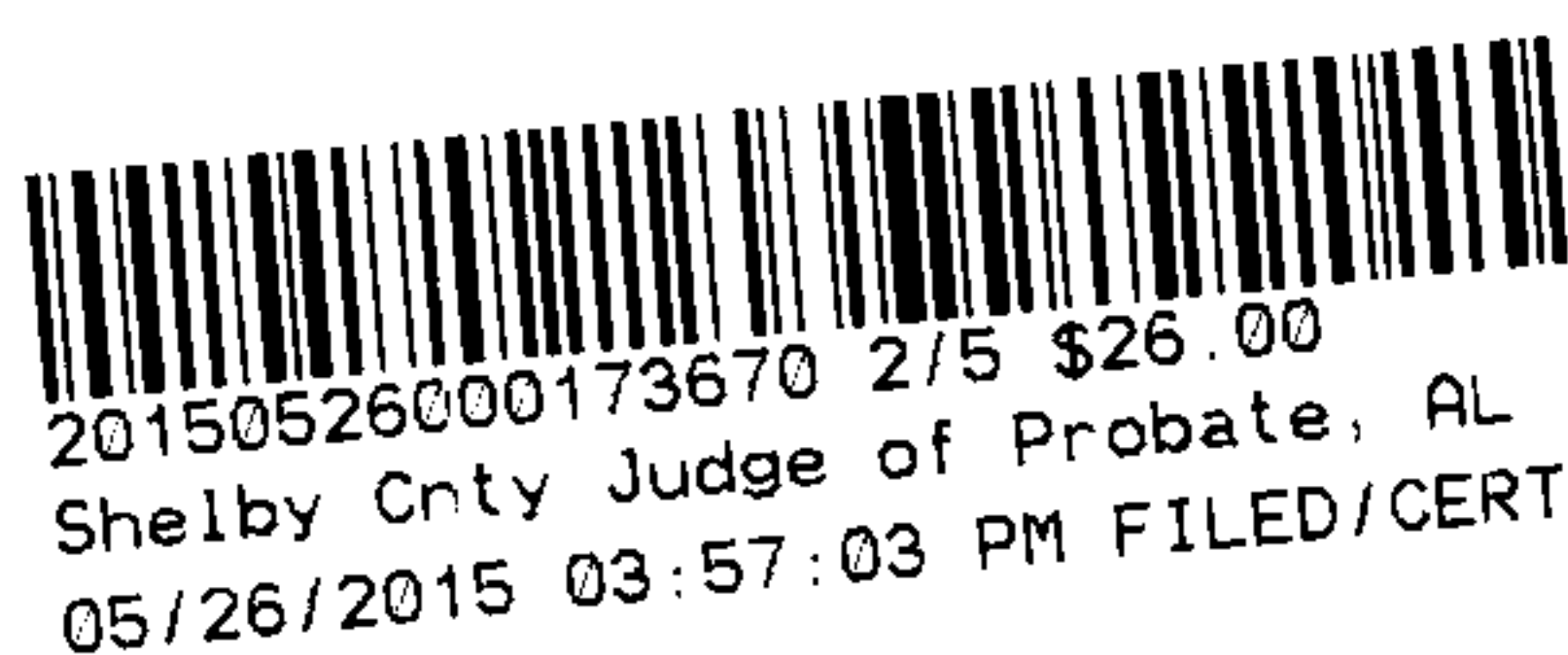
State of Alabama)

County of Shelby)

Sworn and subscribed to before me by Darrin R. Marlow on this the 26th day of May, 20 15.

Notary Public: Lueisha Goodman Marlow

My Commission Expires: 3/8/17



Attachment to Scrivener's Affidavit
Copy of instrument # 20090209000042210
Page 1 of 2

20090209000042210 1/2 \$32.00
Shelby Cnty Judge of Probate, AL
02/09/2009 12:06:44PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

A. DWIGHT BLAIR
BLAIR AND PARSONS, P.C.
1711 COGSWELL AVENUE
PELL CITY, ALABAMA 35125

Send Tax Notice To:

RUTH NICHOLS

~~18,000~~ 18,000 JK

WARRANTY DEED

**NO TITLE EXAMINATION
PERFORMED BY PREPARER.**

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of (\$10.00) Dollars and other good and valuable consideration to the undersigned GRANTORS (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we, IRENE KELLY ROCKS, a single woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto RUTH NICHOLS, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL I:

**BEGINNING AT THE NW CORNER OF THE LOT FIVE (5) RUNNING SW 52 ½ FEET;
THENCE SOUTHEAST PARALLEL WITH CENTRAL OF GEORGIA RAILROAD RIGHT OF
WAY 250 FEET ACROSS LOTS ONE (1), TWO (2), THREE (3), FOUR (4), AND FIVE (5) OF
THE TOWN OF STERRETT, ALABAMA; THENCE NORTHEAST 52 ½ FEET; THENCE NW
250 FEET ALONG CENTRAL OF GEORGIA RAILROAD RIGHT OF WAY TO STARTING
POINT BEING PART OF BLOCK E, CRUME'S ADDITION TO STERRETT. SITUATED IN
SHELBY COUNTY, ALABAMA.**

PARCEL II:

**110 FEET EAST AND WEST BY 52 ½ FEET NORTH AND SOUTH ON THE WEST SIDE OF
LOTS, 3, 4, AND 5 AND ALSO 100 FEET EAST AND WEST BY 30 FEET NORTH AND SOUTH
OF LOT 2, ALSO ON THE WEST SIDE ACCORDING TO MAP OF STERRETT, ALABAMA,
RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SITUATED IN
THE W ½ OF THE SW ¼ OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 2 EAST, AND
BEING PART OF BLOCK E, CRUME'S ADDITION TO STERRETT. SITUATED TO SHELBY
COUNTY, ALABAMA.**

DESCRIPTION FURNISHED BY GRANTOR.

**PREPARER MAKES NO DETERMINATION AS TO THE ACCURACY OF THE LEGAL
DESCRIPTION CONTAINED HEREIN.**

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEE, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid;

Shelby County, AL 02/09/2009
State of Alabama

Deed Tax: \$18.00

20150526000173670 3/5 \$26.00
Shelby Cnty Judge of Probate, AL
05/26/2015 03:57:03 PM FILED/CERT

that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s),
this 9th day of February, 2009.

Irene Kelly Rocks
IRENE KELLY ROCKS

STATE OF ALABAMA
St. Clair COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that IRENE KELLY ROCKS, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of February, 2009.

Amanda L. Maddox
Notary Public

20150526000173670 4/5 \$26.00
Shelby Cnty Judge of Probate, AL
05/26/2015 03:57:03 PM FILED/CERT

Attachment to Scrivener's Affidavit
Copy of instrument # 20030908000597960

Name: Irene K. Rocks
Address: 105 Gibbs-Kelly Road
Odenville, AL 35120

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P.O. Box 587
Columbiana, Alabama 35040

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00)** and other good and valuable considerations to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I, **Lowell L. Rocks, an unmarried man**, (herein referred to as grantor) do grant, bargain, sell and convey unto **Irene Kelly Rocks**, (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL I:

Beginning at the NW corner of the Lot Five (5) running SW 52 1/2 feet; thence Southeast parallel with Central of Georgia Railroad right of way 250 feet across Lots One (1), Two (2), Three (3), Four (4), and Five (5) of the Town of Sterrett, Alabama; thence Northeast 52 1/2 feet; thence NW 250 feet along Central of Georgia Railroad right of way to starting point. Being part of Block E, Crume's Addition to Sterrett. Situated in Shelby County, Alabama.

PARCEL II:

100 feet East and West by 52 1/2 feet North and South on the West side of Lots 3, 4, and 5, and also 100 feet East and West by 30 feet North and South of Lot 2, also on the West side, according to Map of Sterrett, Alabama, recorded in the Probate Office of Shelby County, Alabama, situated in the W 1/2 of the SW 1/4 of Section 19, Township 18 South, Range 2 East, and being part of Block E, Crume's Addition to Sterrett. Situated in Shelby County, Alabama.

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way, and permits of record.


TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that said property is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of September, 2003.

Lowell L. Rocks (SEAL)
Lowell L. Rocks

**STATE OF ALABAMA
COUNTY OF Jefferson**


20150526000173670 5/5 \$26.00
Shelby Cnty Judge of Probate, AL
05/26/2015 03:57:03 PM FILED/CERT

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Lowell L. Rocks, an unmarried man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of September, 2003.