

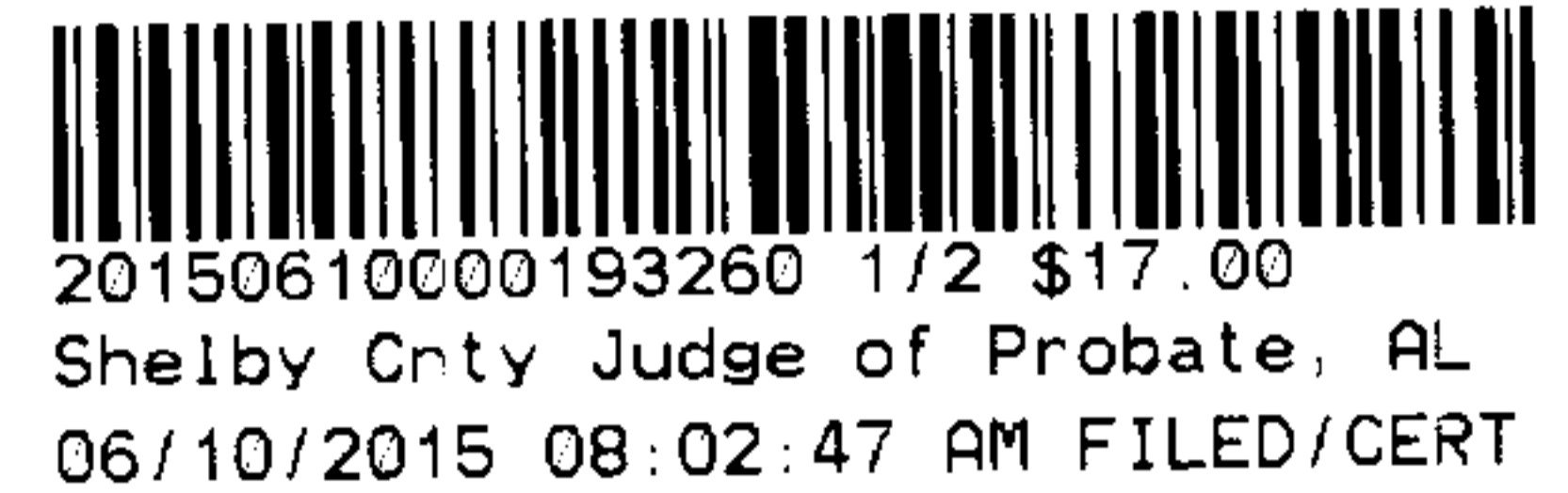
Please index as:

Grantee: ESTATE OF WILLIAM KEVIN BURNS
Grantor: ESTATE OF JUDITH JOHNSON BURNS

THIS INSTRUMENT WAS PREPARED BY:
MARGARET M. CASEY
ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35234

SCRIVENER'S AFFIDAVIT

STATE OF ALABAMA)
SHELBY COUNTY)



BEFORE ME, the undersigned Notary Public in and for said County in said State, personally appeared before me MARGARET M. CASEY who is known to me and who, after being duly sworn, says as follows:

My name is MARGARET M. CASEY and I am a practicing attorney in Pelham, Shelby County, Alabama. On or about the 11th day of September, 2014 I prepared a certain Administrator's Deed from the Estate of Judith Johnson Burns to the Estate of William Kevin Burns, which said deed conveyed certain real property located in Shelby County, Alabama, more particularly described as follows:

.78 acres, more or less located at 11544 Hwy 280, Westover, AL 35147, more particularly described as follows:

Commence at the Northwest corner of the SW ¼ of the NE ¼, Section 28, Township 19 South, Range 1 East, thence run South along the West line of said ¼-¼ Section a distance of 1060.64 feet, to the North right-of-way of U.S. Highway No. 280; thence turn an angle of 96 deg. 04 min. 53 sec. to the left and run along said Highway R/W a distance of 489.81 feet, to the point of beginning; thence continue along said Highway R/W a distance of 10.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 150.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 10.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 150.00 feet; to the point of beginning. Situated in the SW ¼ of the NE ¼, Section 28, Township 19 South, Range 1 East, Shelby County, Alabama.

That deed was subsequently recorded, instrument number 20140917000291550, in the Probate Office of Shelby County, Alabama, on the 17th day of September, 2014, at 12:58:26 PM, a total of six (6) pages.

At the time the deed was prepared, through inadvertent clerical error, the property description was defective, in that the metes and bounds distances were typed incorrectly.

The purpose of this Affidavit is to correct the legal description in said deed to read ***“.78 acres, more or less located at 11544 Hwy 280, Westover, AL 35147, more particularly described as follows:***

Commence at the Northwest corner of the SW ¼ of the NE ¼, Section 28, Township 19 South, Range 1 East, thence run South along the West line of said ¼-¼ Section a distance of 1060.64 feet, to the North right-of-way of U.S. Highway No. 280; thence turn an angle of 96 deg. 04 min. 53 sec. to the left and run along said Highway R/W a distance of 489.81 feet, to the point of beginning; thence continue along said

Highway R/W a distance of 10.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 150.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 10.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 150.00 feet; to the point of beginning. Situated in the SW ¼ of the NE ¼, Section 28, Township 19 South, Range 1 East, Shelby County, Alabama. ”

The purpose of this Affidavit is to correct the legal description of the real property that contained a clerical error on said deed recorded in instrument 20140917000291550, in the Probate Office of Shelby County, Alabama, on the 17th day of September, 2014, at 12:58:26 PM, a total of six (6) pages.


MARGARET M. CASEY, AFFIANT

STATE OF ALABAMA)
SHELBY COUNTY)

SWORN TO and SUBSCRIBED before me on this 1ST day of June, 2015.


NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

