

Please index as:

Grantee: SAMANTHA BURNS BAILEY AND TAMMY BURNS PRICE

Grantor: ESTATE OF WILLIAM KEVIN BURNS

THIS INSTRUMENT WAS PREPARED BY:

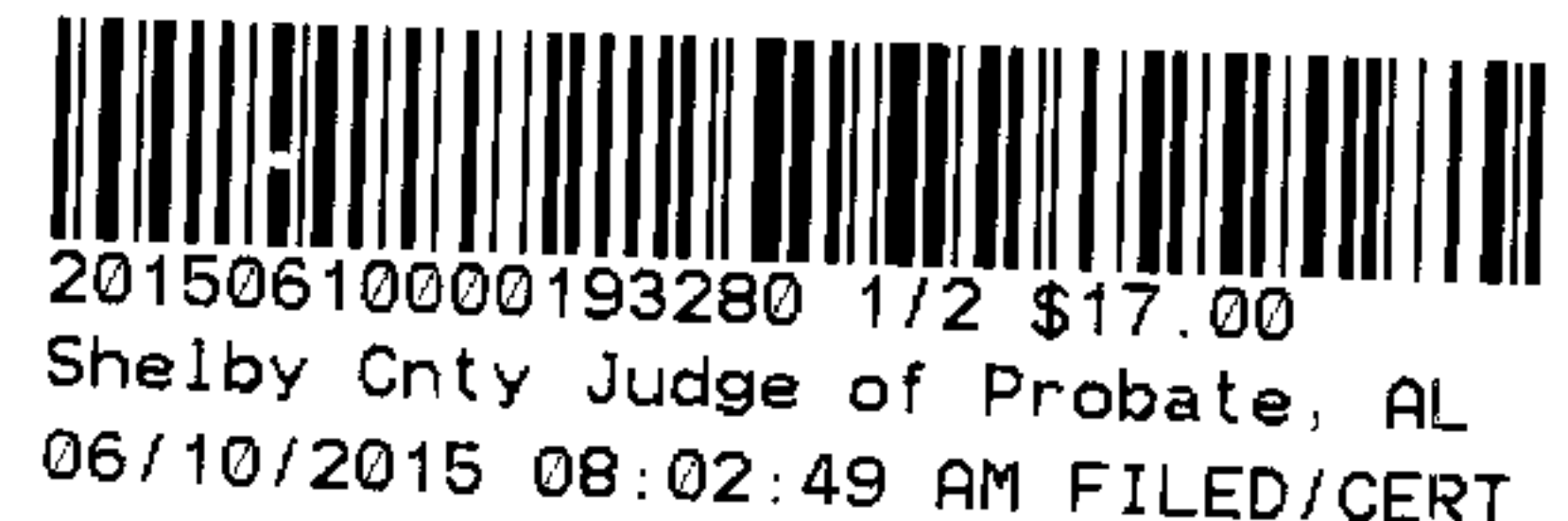
MARGARET M. CASEY

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 17th day of September, 2014 I prepared a certain Administrator's Deed from the Estate of William Kevin Burns to Samantha Burns Bailey and Tammy Burns Price as tenants in common, 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 20140917000291570, in the Probate Office of Shelby County, Alabama, on the 17th day of September, 2014, at 12:58:28 PM, a total of five (5) 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. ”

Further, due to a clerical error, there was a mistake in the Noarty Jurat of the Co-Administrators of the Estate of William Kevin Burns, in that the Co-Administrators were stated therein to be of the Estate of Judith Johnson Burns.

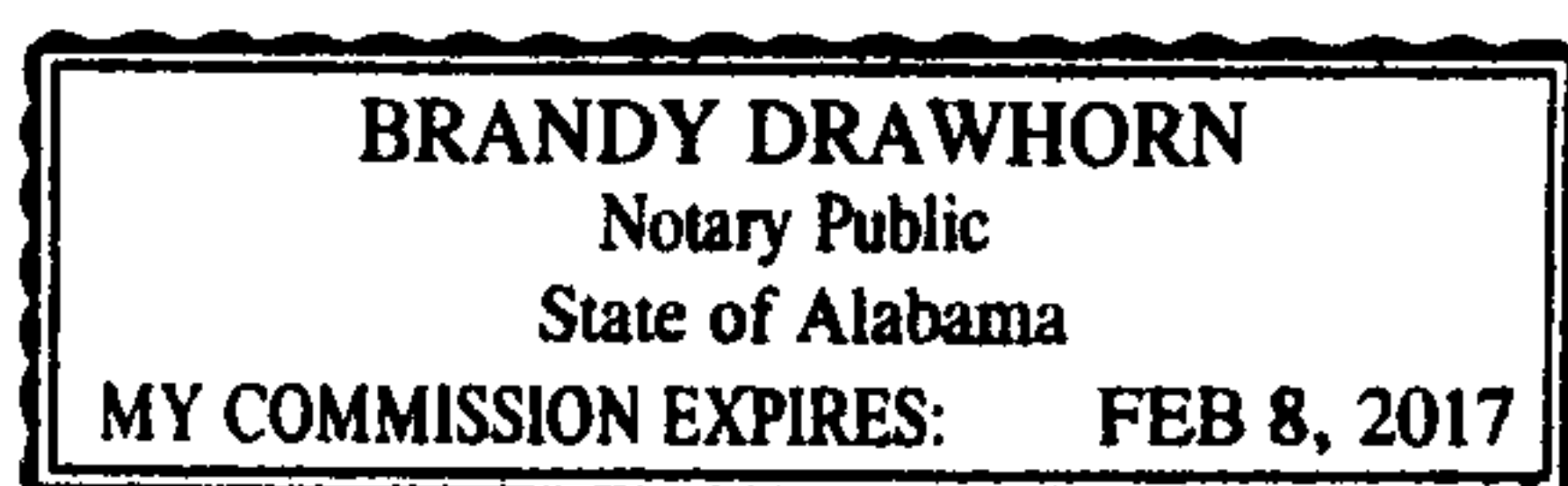
The further purpose of this Affidavit is to correct the Notary Jurat to correctly state as follows: **“I, the undersigned, Notary Public, in and for said County in said State, hereby certify that SAMANTHA BURNS BAILEY & TAMMY BURNS PRICE, Co-Administrators of the Estate of William Kevin Burns, signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they, as such Co-Administrator of the Estate of William Kevin Burns and with full authority, executed the same voluntarily on the day the same bears date on behalf of the Estate of William Kevin Burns,”**

The purpose of this Affidavit is to correct the legal description of the real property that contained a clerical error on said deed and to correct the Notary Jurat set out therein, and previously recorded in instrument 20140917000291570, in the Probate Office of Shelby County, Alabama, on the 17th day of September, 2014, at 12:58:28 PM, a total of five (5) 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: 2/8/17

