


STATE OF ALABAMA
COUNTY OF Shelby


20151007000351480 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
10/07/2015 08:58:51 AM FILED/CERT

SCRIVENER'S AFFIDAVIT

Know all men by these presents that I, the undersigned, a notary public in and for said county and in said state, hereby certify that before me personally appeared James P. Harris, known to me, and who being by me first duly sworn on his oath depose and say as follows:

I, James P. Harris, in my capacity as President of Preferred Title Agency, Inc., did oversee the preparation of that certain title commitment 1103078 dated March 16, 2011 wherein the property of Jimmy Stelman was mortgaged to APCO Employees Credit Union Walker County, Alabama, an interest to describe Parcel No. 03-04-20-0-000-004.007. Said property was acquired by Jimmy J. Stelman and wife Gay Stelman by deed dated 30 Jan., 1987 and recorded in Vol. 1287, page 771 in the Probate Records of Walker County, Alabama. Gay Stelman having died prior to the insured mortgage. At the time of the insured mortgage dated April 6, 2011, Jimmy J. Stelman was married to Brenda Stelman.

In my capacity as President of Preferred Title Agency, Inc. I furnished the legal description to Shannon E. Price, Esq, who prepared that mortgage executed by Jimmy J. Stelman and wife Brenda Stelman as Mortgagors, in favor of APCO Employees Credit Union, dated 6 April, 2011, recorded 12 April 2011 in Book 2257, Page 691 in the Probate Records of Walker County, Alabama.

The subject property was subsequently foreclosed in that Mortgage Foreclosure Deed dated 14 May, 2015 and recorded in Bk. 2423, Page 652 19 May, 2015. APCO Employees Credit Union was the purchaser and Grantee as set out in that deed.

It is the purpose and intent of this affidavit to correct the legal description set out in those instruments set out above and to correct the legal description set out in that deed of foreclosure dated. Said correct legal description is recited and depicted on that Survey by Joseph C. Hunt, R.L.S.

The legal description recited in those instruments set out above is:

A TRACT OF LAND LYING IN THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$, SECTION 20, TOWNSHIP 12 SOUTH, RANGE 7 WEST, WALKER COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NE CORNER OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ AND RUN SOUTH ALONG THE EAST BOUNDARY LINE OF SAID FORTY A DISTANCE OF 510 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF A PAVED COUNTY ROAD (CLEAR CREEK RESORT ROAD); THENCE WESTERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 215 FEET; THENCE NORTH 13 DEGREES 47' 47" WEST FOR A DISTANCE OF 196 FEET; THENCE NORTHEAST A DISTANCE OF 50 FEET, MORE OR LESS, TO A POINT 212 FEET DUE SOUTH OF THE NORTH BOUNDARY LINE OF SAID FORTY; THENCE EAST ON A PARALLEL WITH THE SAID NORTH BOUNDARY LINE FOR A DISTANCE OF 205 FEET; THENCE SOUTH 1 DEGREE 25' EAST FOR A DISTANCE OF 157 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE CORRECT LEGAL DESCRIPTION IS :

A PARCEL OF LAND LOCATED IN THE NW ¼ OF THE NE ¼, SECTION 20, TOWNSHIP 12 SOUTH, RANGE 7 WEST, WALKER COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF THE NW ¼ OF THE NE ¼; THENCE RUN S 01 DEGREE 26'15" E, ALONG THE EAST LINE THEREOF, A DISTANCE OF 513.04 FEET TO A 1" CRIMPED PIPE SET ON THE NORTH RIGHT OF WAY OF LAMON CHAPEL ROAD (OLD CLEAR CREEK RESORT ROAD); THENCE RUN N 67 DEGREES 18'44" W, ALONG SAID RIGHT OF WAY A DISTANCE OF 207.79 FEET TO A ¾" PIPE; THENCE RUN N 75 DEGREES 10'41" W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 239.30 FEET TO A ¾" PIPE; THENCE RUN S 88 DEGREES 50'48" W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 41.09 FEET TO A 5/8" REBAR SET BY R.C.P. DEVELOPMENT, INC., SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN S 81 DEGREES 27'53" W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 219.47 FEET TO A 5/8" REBAR; THENCE RUN N 15 DEGREES 36'07" W A DISTANCE OF 176.06 FEET TO A ¾" PIPE; THENCE RUN N 67 DEGREES 06'09" E A DISTANCE OF 49.28 FEET TO A JOSEPH C. HUNT (RLS #17265) 5/8" REBAR; THENCE RUN N 89 DEGREES 45'09" E A DISTANCE OF 216.76 FEET TO A HUNT 5/8" REBAR; THENCE RUN S 00 DEGREES 48'57" E A DISTANCE OF 157.12 FEET TO THE POINT OF BEGINNING, CONTAINING 0.96 ACRES, MORE OR LESS.



JAMES P. HARRIS

Affiant

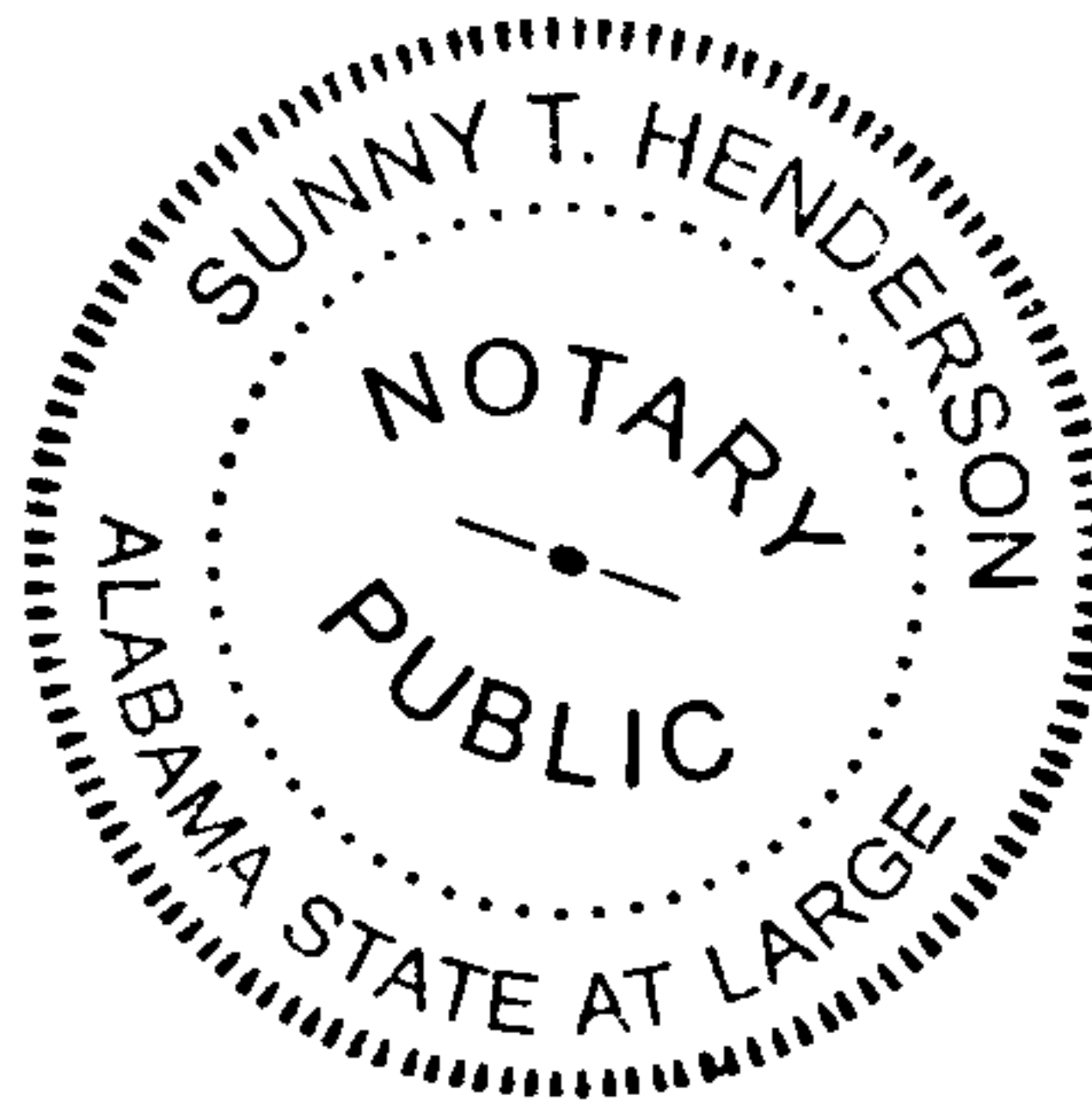
Sworn and subscribed before me this 5th day of October 2015



NOTARY PUBLIC

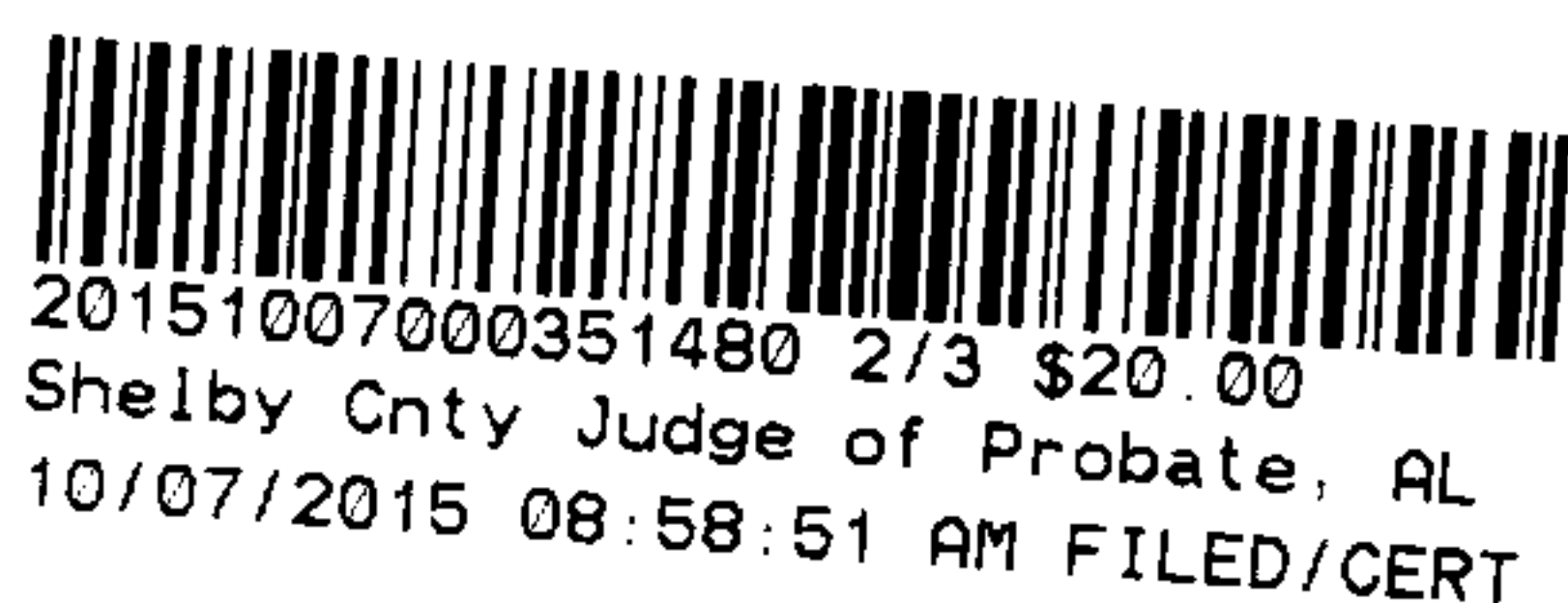
MY COMMISSION EXPIRES: 5-8-2018

SEAL



Note to Recording Office.

Please index as Jimmy L. Stelman and Brenda Stelman in the Direct index and APCO Employees Credit Union in the reverse index of the Probate Records.



STATE OF ALABAMA
WALKER COUNTY

A parcel of land located in the NW 1/4 of the NE 1/4, Section 20, Township 12 South, Range 7 West, Walker County, Alabama, being more particularly described as follows:

Commence at the NE Corner of the NW 1/4 of the NE 1/4, thence run S 01°26'15"E along the east line thereof, a distance of 513.04 feet to a 1" crimped pipe set on the north right-of-way of Lamon Chapel Road (Old Clear Creek Road); thence run N 67°18'44"W along said right-of-way, a distance of 207.79 feet to a 3/4" pipe; thence run N 75°10'41"W along said right-of-way, a distance of 238.30 feet to a 3/4" pipe; thence run S 88°50'48"W along said right-of-way, a distance of 41.09 feet to a 3/4" pipe; thence run S 88°50'48"W along said right-of-way, a distance of 219.47 feet to a 3/4" pipe; thence run S 81°27'53"W along said right-of-way, a distance of 178.06 feet to a 3/4" pipe; thence run N 67°08'09"E a distance of 49.28 feet to a Joseph C. Hunt (R.L.S. #17285) 3/4" rebar; thence run N 89°45'08"E a distance of 218.76 feet to a Joseph C. Hunt (R.L.S. #17285) 3/4" rebar; thence run S 00°46'57"E a distance of 157.12 feet to the POINT OF BEGINNING, containing 0.96 acres, more or less.

STATE OF ALABAMA
WALKER COUNTY

I, Joseph C. Hunt, a Registered Land Surveyor, Jasper, Alabama, do hereby state that we have surveyed the above described property and that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief. Improvements are shown on the drawing.

Date of field survey September 23, 24, 2015.

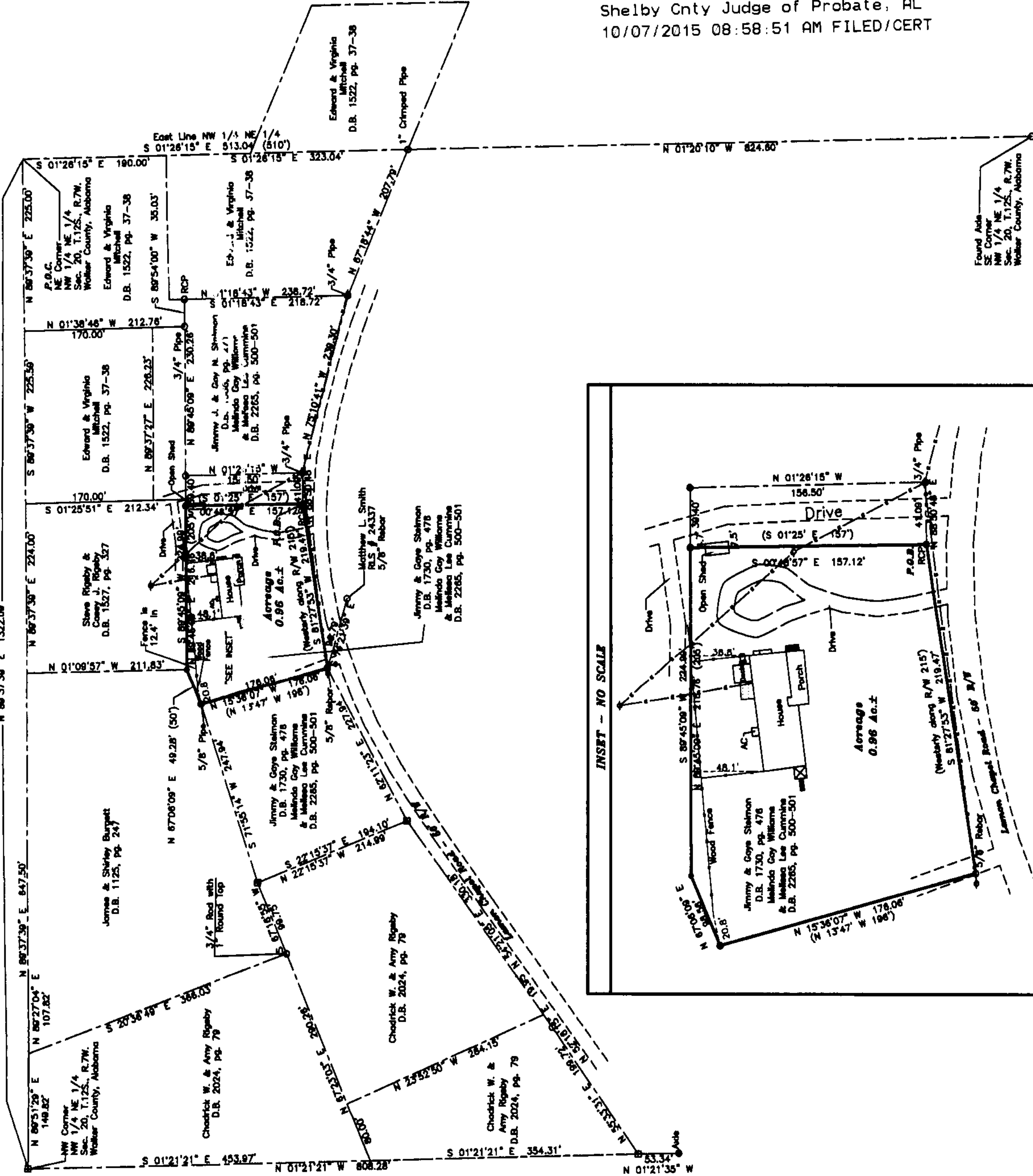
Witness my hand this the 25th day of September, 2015.

Joseph C. Hunt, R.L.S.
Alabama Registration No. 17285
(Not Valid Unless Signed in Red Ink)



LEGEND	
P.O.C.	Point of Commencement
P.O.B.	Point of Beginning
○	Found Capped 5/8" Rebar Set by R.C.P. Development, Inc. (DA-79115)
●	Set Capped 5/8" Rebar (#17285)
●	Found Concrete Monument (#17285)
●	Found Railroad Spike
○	Utility Pole
—x—	Overhead Utility Lines
—	Fence
—	Contour Line
—	Concrete
—	Record
—	Not to Scale
Ac.	Acres
D.B.	Deed Book
Pg.	Page
P.B.	Plot Book
R/W	Right-of-Way
Emmt.	Easement
MBL	Minimum Building Line
Bldg.	Building
Elev.	Elevation

Source of Title D.B. 2285, Pg. 500 Job No. 15-09-6251-645
Field Work 9/23/24/15 Date 9/25/15
Survey Type Boundary Scale 1" = 100'
Disk No. 15-SJH Drawn By J. Hunt
Closure 1:5000 (Minimum) Approved By J. Hunt
Revised By



20151007000351480 3/3 \$20.00
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NOTE:
This plat is copyrighted by Joseph C. Hunt, R.L.S. and cannot be reproduced without written authorization by Joseph C. Hunt, R.L.S.

Joseph C. Hunt, R.L.S.

P.O. Box 1941, Jasper, Alabama 35502-1941
401, 14th Avenue NE, Suite 2, Jasper, Alabama 35504
Phone: (205) 221-1941 Fax: (205) 221-2505

Alabama Power Co. Credit Union

Part of the NW 1/4 - NE 1/4 of Section 20, T.12S., R.7W.
Walker County, Alabama