

After recording return to:

Cadence Bank, N.A.
Attn: Collateral Records Management
Post Office Box 43467
Birmingham, Alabama 35243-0467
800.636.7622

Prepared By:

Summer M. Simpson
Loan Documentation Manager
Cadence Bank, N.A.
3500 Colonnade Parkway, Suite 600
Birmingham, Alabama 35243
205.380.5105

Cross Reference: Instrument Number 20150223000056780

20160314000081670 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
03/14/2016 01:41:57 PM FILED/CERT



SCRIVENER'S AFFIDAVIT

STATE OF ALABAMA :

COUNTY OF SHELBY :

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **SUMMER M. SIMPSON**, who, being by me first duly sworn, deposes and says as follows:

1. My name is **SUMMER M. SIMPSON**. I am of legal age to make this affidavit and a resident of Shelby County, Alabama. I am the Pre-Closing Loan Documentation Manager and a Vice President in the Loan Operations Department of **CADENCE BANK, N.A.** (the "Lender"). As such, I have personal knowledge of the facts contained herein and authorized to execute this Scrivener's Affidavit on behalf of the Bank.
2. The pertinent facts regarding the scrivener's errors which are the subject of this Scrivener's Affidavit are as follows:
 - A. On or about February 4, 2015, **JESSICA MARIE DIETRICH** (the "Borrower") executed that certain Mortgage in the original principal amount of \$489,136.25, in favor of the Lender, which mortgage was subsequently recorded in the records in the Office of the Judge of Probate of Shelby County, Alabama, on February 23, 2013, as Instrument Number 20150223000056780 (the "Mortgage").
 - B. The Mortgage encumbers certain real property located in the Northwest ¼ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama.

C. The Mortgage failed to recite that the Borrower is a married woman and further failed to recite that the Real Property does not constitute homestead property within the meaning of Ala. Code 1975 §6-10-3.

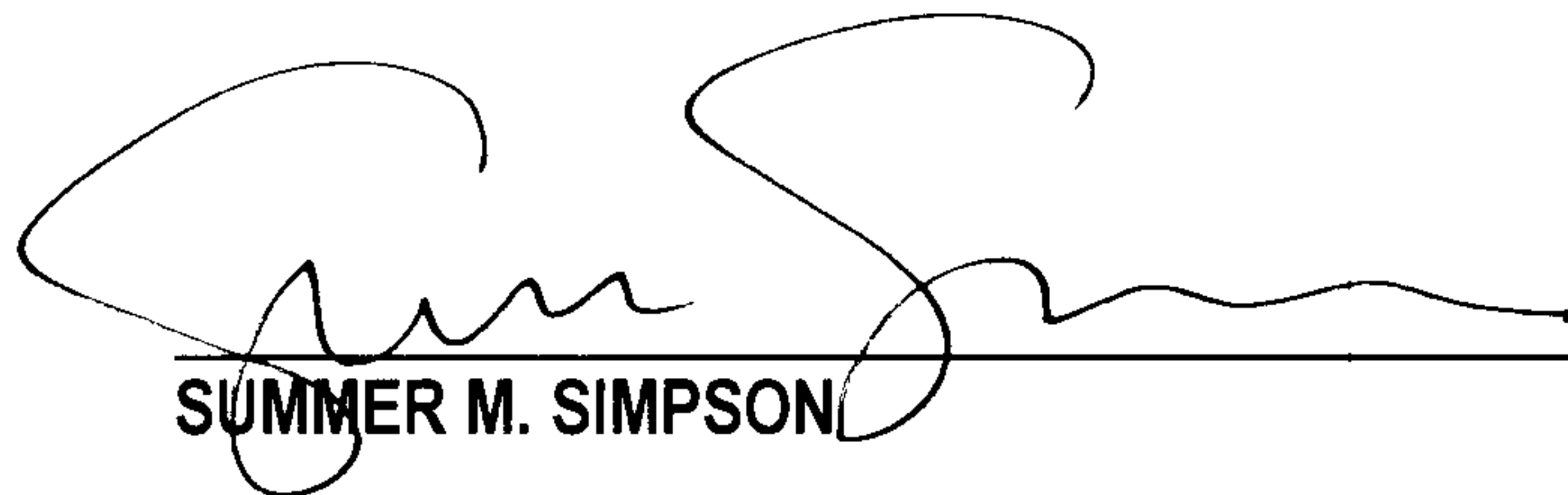
D. The legal description contained in the Mortgage inadvertently omitted the direction for one of the calls contained in the legal description. The correct legal description (with emphasis added to the direction previously omitted is as follows:

Commence at the Northwest corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 25; thence run East along the North line 66.0 feet; thence right 76 degrees 29 minutes, more or less and run Southeasterly a distance of 211.00 feet; thence turn right 106 degrees 32 minutes 40 seconds a distance of 133.17 feet to the POINT OF BEGINNING. Thence continue along the last described course a distance of 235.99 feet to the Westerly right-of-way line of US Highway 31; thence turn left 107 degrees 31 minutes 07 seconds and run in a Southeasterly direction along the Westerly line of said right-of-way, a distance of 115.40 feet; thence left 72 degrees 56 minutes 30 seconds and run Easterly for a distance of 200.00 feet; thence left 88 degrees 52 minutes 28 seconds, a distance of 108.44 feet (the "Real Property").


3. This Scrivener's Affidavit is being given for the purpose of including and correcting the information recited in Paragraph 2, which information should have been recited in the Mortgage and was inadvertently omitted.

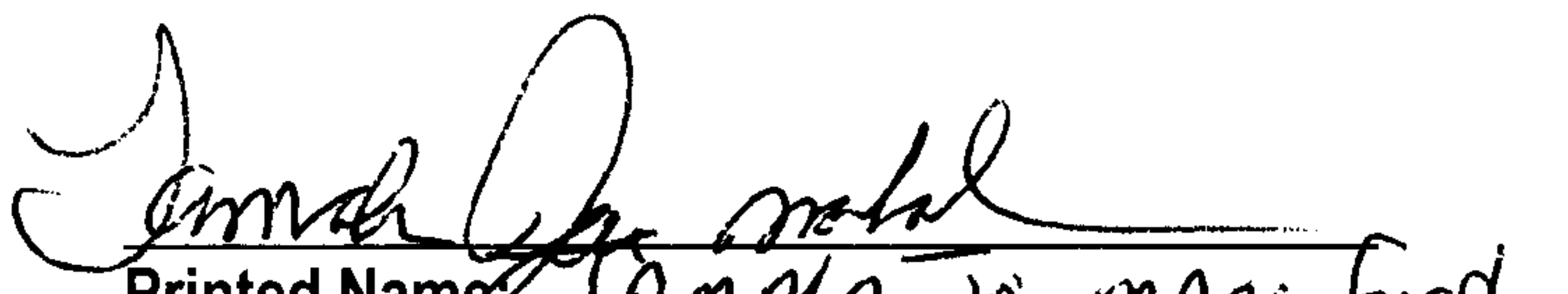
Further than that Affiant saith not.

DONE this 10th day of March, 2016.

 (Seal)
SUMMER M. SIMPSON

SUBSCRIBED AND SWORN TO before
me on this 10th day of March, 2016.


20160314000081670 2/2 \$17.00
Shelby Cnty Judge of Probate, AL
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Printed Name: TAMALA JOI MARIE FORD
Notary Public
My Commission Expires:

(Notary Seal)

