

STATE OF ALABAMA)

SHELBY COUNTY)

20160622000215570
06/22/2016 09:41:20 AM
AFFID 1/1

This Instrument Prepared By:

Jack R. Thompson, Jr.

The Law Office of Jack R. Thompson, Jr. LLC

3500 Colonnade Parkway, Suite 350

Birmingham, AL 35243

SCRIVENER'S AFFIDAVIT

BEFORE ME, the undersigned authority in and for said County and said State, personally appeared Jack R. Thompson, Jr., who is known to me and who being first by me duly sworn, deposes and says as follows:

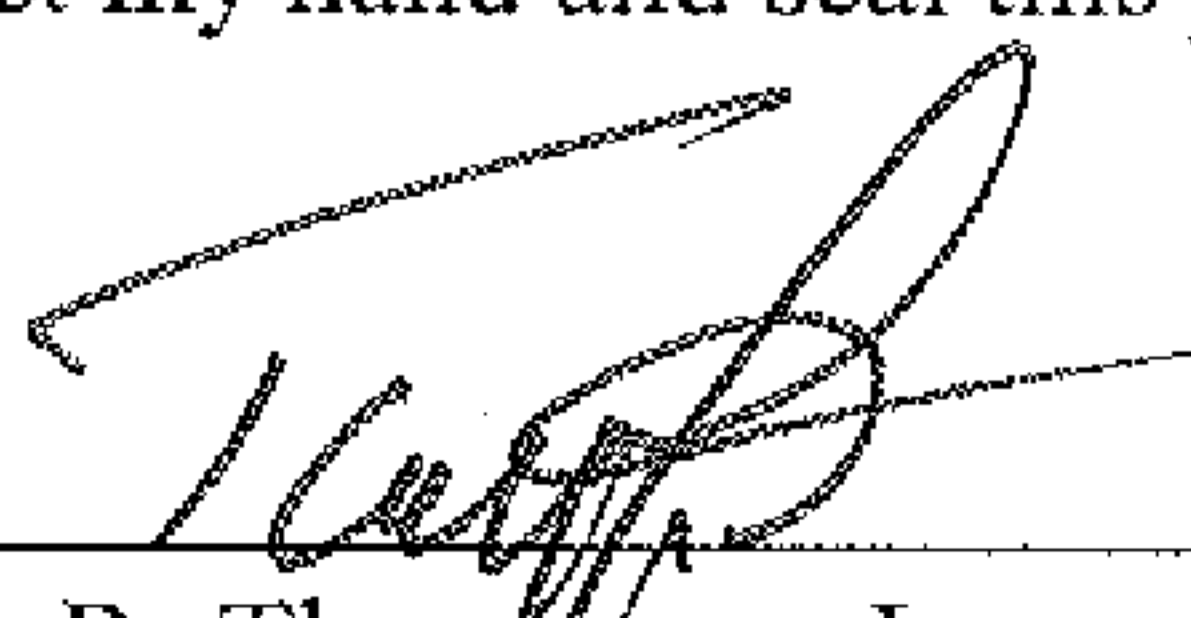
I am a practicing attorney in the state of Alabama, and have knowledge of an error in that certain Warranty Deed from Luis Torres to Ashley E. Brown, dated March 22, 2016, and recorded at Instrument No. 20160324000095030 with the Judge of Probate of Shelby County, Alabama. A scrivener's error occurred when reciting the legal description, which is incomplete. The correct and complete legal description reads as follows:

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 2, Township 24 North, Range 13 East, St. Stephens Meridian, Shelby county, Alabama, said parcel also known as Lot 23, according to The Enclave Phase I, as recorded in Map Book 38, Page 1, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

Begin at the Northeastern most corner of Lot 23, according to The Enclave, Phase I, as recorded in Map Book 38, Page 1, in the Office of the Judge of Probate, Shelby County, Alabama, and run S18°44'03"W along the Southeasterly line of said lot 23 for a distance of 111.47 feet to the Northeasterly right of way line of Enclave Avenue (right of way width: 50 feet) and to a non-tangent curve to the right having a central angle 33°38'38" a radius of 225.00 feet and a chord bearing N54°00'53"W for a distance of 130.23 feet; thence leaving said Southeasterly line run in a Northwesterly direction along said right of way line and along the arc of said curve for a distance of 132.12 feet; thence leaving said right of way line run N61°13'20"W along the common line of Lots 23 and 24 for a distance of 95.37 feet (plat - 114.44 feet); thence leaving said common line run S73°40'56"E for a distance of 60.00 feet to the Point of Beginning.

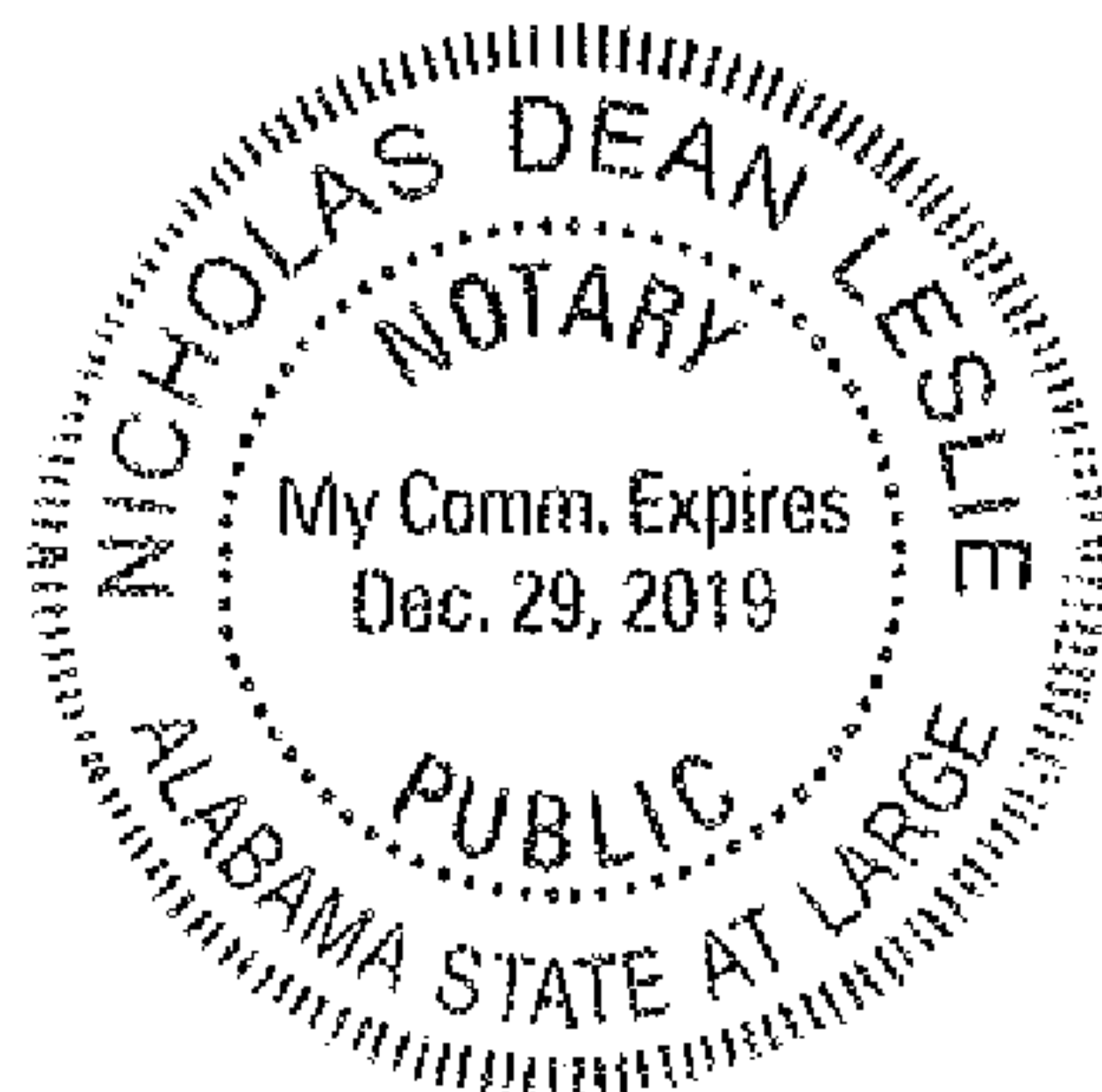
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25 day of

May, 2016.



Jack R. Thompson, Jr.

SWORN TO and subscribed before me this 25th day of May, 2016.





Notary Public

Expires: 12-29-2019



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/22/2016 09:41:20 AM
\$14.00 CHERRY
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