


THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY
ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35234


20160920000343570 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
09/20/2016 03:05:46 PM FILED/CERT

SCRIVENER'S AFFIDAVIT FOR DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

My name is Courtney Mason and I am an attorney practicing law in the State of Alabama. On or about May 2nd, 2001, I prepared a Warranty Deed from W. Earl Richards, a single individual to Landworkz, Inc., a corporation, which said Warranty Deed conveyed certain real property located in Shelby County, Alabama. That Warranty Deed was subsequently recorded in Instrument Number 2001-17552 the Office of the Judge of Probate of Shelby County, Alabama.

The legal description in said deed is in error and it was described as follows:

Commence at the southeast corner of the southeast quarter of the southeast quarter of Section 4, Township 22 south, Range 2 west, Shelby County, Alabama and run thence northerly along the east line of said quarter-quarter section a distance of 113.74' to a point. Thence turn 88 degrees 25 minutes 30 seconds left and run westerly a distance of 619.11' to a point. Thence turn 01 degrees 02 minutes 30 seconds left and continue westerly a distance of 30.01' to a point. Thence turn 91 degrees 23 minutes 20 seconds right and run northerly a distance of 30.01' to a point on the northerly margin of a paved road. Thence turn 91 degrees 36 minutes 25 seconds left and run westerly along said margin of said road a distance of 567.45' to a point. Thence turn 89 degrees 59 minutes 41 seconds right and run North 01 degrees 32 minutes 27 seconds West a distance of 338.45' to a found capped rebar corner (stamped HWW #11375) and the point of beginning of the property being described. Thence continue last described course North 01 degrees 32 minutes 27 seconds West a distance of 200.16' to a found 2" capped pipe corner; Thence run South 89 degrees 49 minutes 53 seconds West a distance of 443.07' to a found rebar corner on the east margin of U.S. Highway No. 31; Thence run South 15 degrees 09 minutes 51 seconds East along said margin of said Highway a distance of 207.11' to a set rebar corner; Thence run North 89 degrees 50 minutes 14 seconds East a distance of 394.27' to the point of beginning, containing 1.92 acres, more or less. Property is subject to any and all easements, restrictions, limitations and/or prohibitions of probated record and/or applicable law.

The correct legal description should read as follows:

A parcel of land situated in the NE ¼ of Section 4, Township 22 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

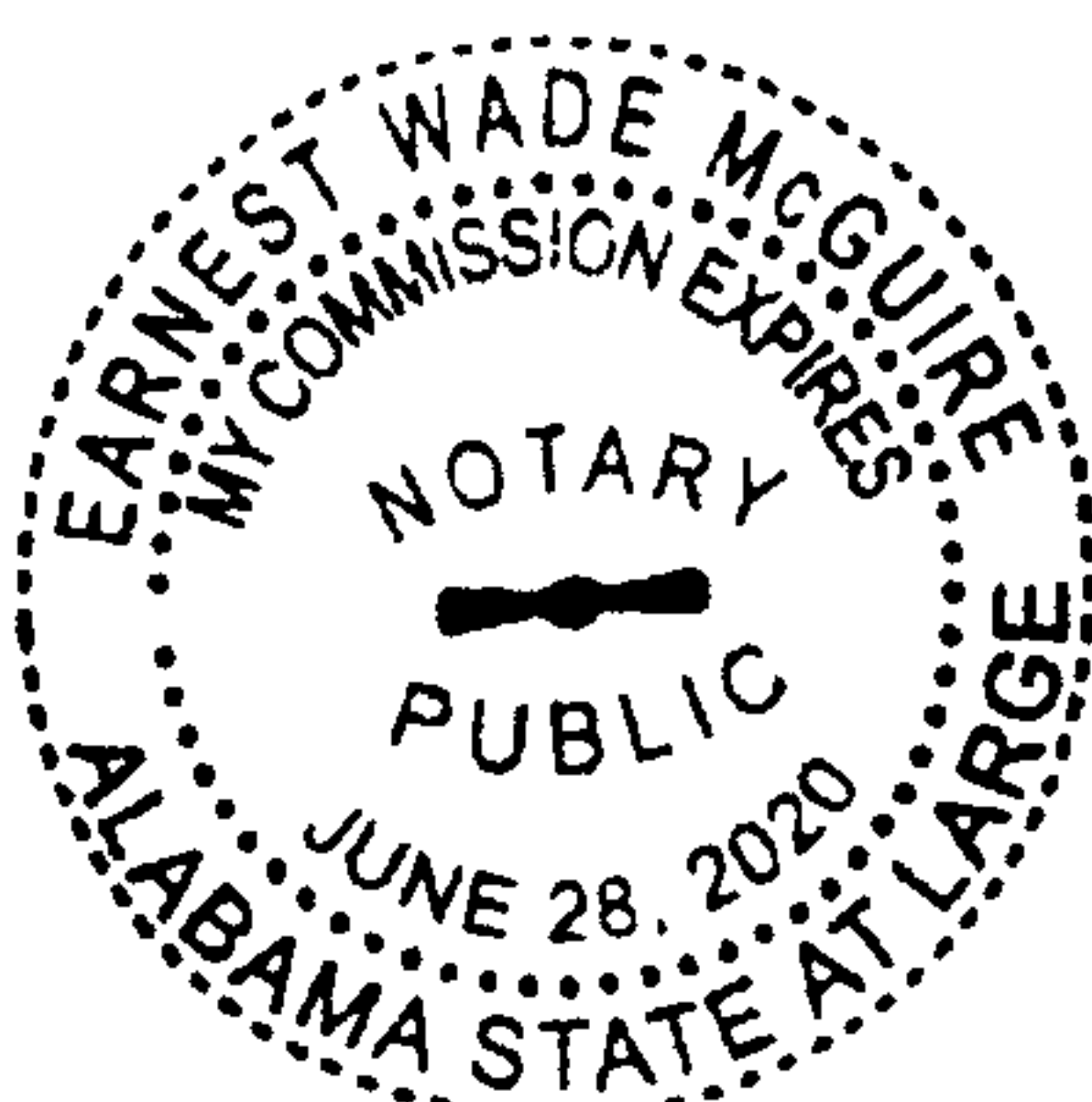
Commence at the SE corner of the SE ¼ of the NE ¼ of Section 4, Township 22 South, Range 2 West, Shelby County Alabama, and run thence Northerly along the East line of said ¼-¼ section for a distance of 113.74' to a point; thence turn 88 degrees 25 minutes 30 seconds left and run Westerly a distance of 619.11' to a point; thence turn 01 degrees 02 minutes 30 seconds left and continue Westerly a distance of 30.01' to a point; thence turn 91 degrees 23 minutes 20 seconds right and run Northerly a distance of 30.01' to a point on the Northerly margin of a paved road; thence turn 91 degrees 36 minutes 25 seconds left and run Westerly along said margin of said road a distance of 567.45' to a point; thence turn 89 degrees 59 minutes 41 seconds right and run North 1 degree 32 minutes 27 seconds West a distance of 338.45' to a found capped rebar corner (stamped HWW #11375) and the point of beginning of the property being described; thence continue last described course North 1 degree 32 minutes 27 seconds West a distance of 200.16' to a found 2" capped pipe corner; thence run South 89 degrees 49 minutes 53 seconds West a distance of 443.07' to a found rebar corner on the East margin of US Highway No. 31; thence run South 15 degrees 09 minutes 51 seconds East along said margin of said Highway a distance of 207.11' to a set rebar corner; thence run North 89 degrees 50 minutes 14 seconds East a distance of 394.27' to the point of beginning, containing 1.92 acres more or less. Property is subject to any and all easements, restrictions, limitations and/or prohibitions of probated record and/or applicable law.

I prepared the Warranty Deed according to Land Title Company's title search (Policy Number 72106-148751) and Conn & Allen survey dated May 1, 2001. Said title search and survey had erroneous legal descriptions. The purpose of this Affidavit is to correct the legal description of the real property that was erroneously typed on said Warranty Deed, recorded in Instrument Number 2001-17552.



COURTNEY MASON, AFFIANT

STATE OF ALABAMA)
COUNTY OF)

SWORN TO and SUBSCRIBED before me on this 19 day of September, 2016.



Earnest Wade McGuire
Notary Public
My Commission Expires: June 28 2020


20160920000343570 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
09/20/2016 03:05:46 PM FILED/CERT

This form furnished by: **Cahaba Title, Inc.**

Eastern Office (205) 833-1571 FAX 833-1577
Riverchase Office (205) 988-5600 FAX 988-5906

This instrument was prepared by:
(Name) Courtney Mason & Associates, P.C.
(Address) 1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Landworkz, Inc.
(Address) 99 Lake Circle
Wilsonville, Alabama 35186

WARRANTY DEED

STATE OF ALABAMA }
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Five Hundred Twenty-Five Thousand and No/100ths (\$525,000.00) DOLLARS
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
W. Earl Richards, a single individual
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto
Landworkz, Inc., a corporation
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

Subject to existing easements, restrictions, current taxes, setback lines and rights of way, if any, of record.

ATTORNEY PREPARED THE DEED ONLY FROM LAND TITLE COMPANY TITLE RESEARCH, BUT DID NOT HANDLE THE CLOSING OF THIS TRANSACTION.

Inst # 2001-17552

05/03/2001-17552
12:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 15.00

20160920000343570 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
09/20/2016 03:05:46 PM FILED/CERT

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have herunto set my (our) hand(s) and seal(s) this 2nd
day of April ~~May~~, 2001

(Seal)

(Seal)

(Seal)
W. Earl Richards
By Jack H Harrison, Attorney In Fact
(Seal) (Seal)

STATE OF ALABAMA }
JEFFERSON County } General Acknowledgment
I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Jack H Harrison, Attorney In Fact for
W. Earl Richards, a single individual, whose name(s) is signed to the
foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the
conveyance, he has executed the same voluntarily on the day the same bears date.
Given under my hand and official seal, this 2nd day of April ~~May~~, 2001
10-05-2001
My Commission Expires: Notary Public

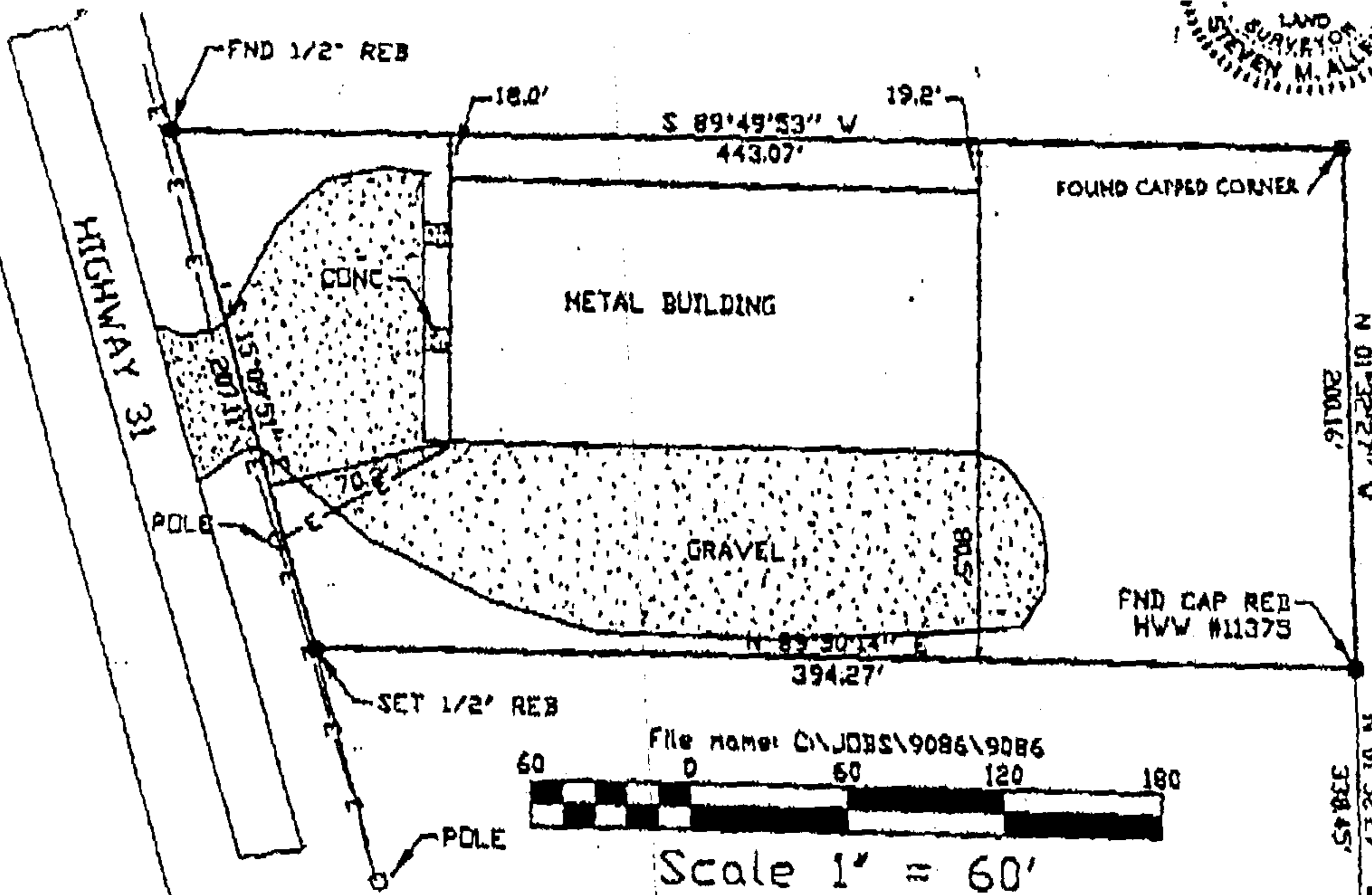
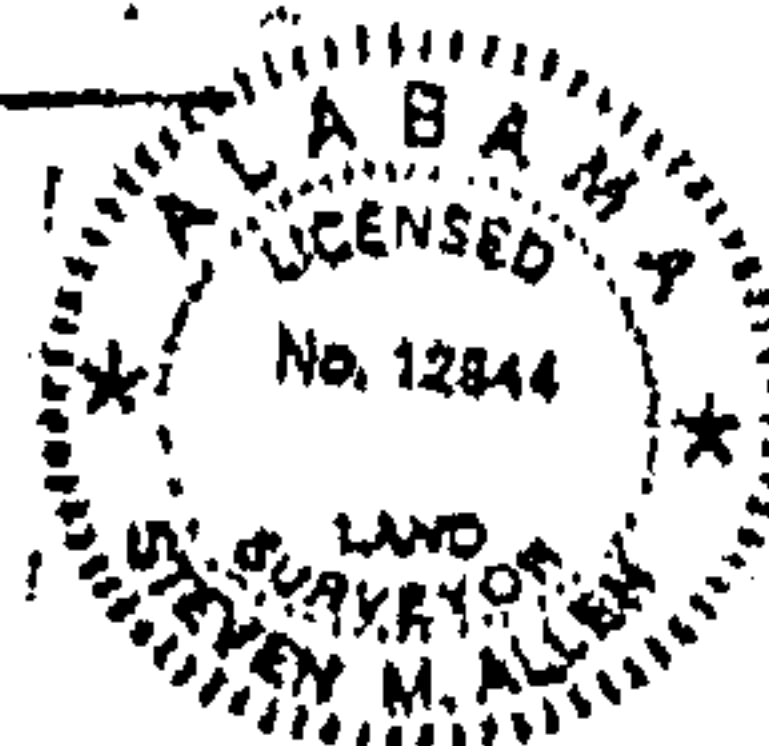
STATE OF ALABAMA
COUNTY OF SHELBY

I, S.M. Allen, A Licensed Land Surveyor in the State of Alabama hereby certify that this is a true and correct Plat of my survey as shown and described hereon; That there are no visible encroachments upon the subject property except as shown excluding utility service lines, poles, wires, pipes or cables that serve the subject property only or that are within dedicated easements, or rights of way; That the building and all related improvements are within the bounds of the property as shown and designated hereon. I further certify that the subject building is not in a special flood prone area as determined by examination of the Federal Insurance Administration's Flood Hazard Panel for the area and that this survey and this Plat meet the minimum technical standards for the practice of land surveying in the State of Alabama, the correct legal description being as follows:

Commence at the southeast corner of the southeast quarter of the southeast quarter of Section 4, Township 22 south, Range 2 west, Shelby County, Alabama and run thence northerly along the east line of said quarter-quarter section a distance of 113.74' to a point; Thence turn 88 degrees 25 minutes 30 seconds left and run westerly a distance of 619.11' to a point; Thence turn 01 degree 02 minutes 30 seconds left and continue westerly a distance of 30.01' to a point; Thence turn 91 degrees 23 minutes 20 seconds right and run northerly a distance of 30.01' to a point on the northerly margin of a paved road; Thence turn 91 degrees 36 minutes 25 seconds left and run westerly along said margin of said road a distance of 567.45' to a point; Thence turn 89 degrees 59 minutes 41 seconds right and run North 01 degree 32 minutes 27 seconds West a distance of 338.45' to a found capped rebar corner (stamped LWW # 11375) and the point of beginning of the property being described; Thence continue last described course North 01 degree 32 minutes 27 seconds West a distance of 200.16' to a found 2" capped pipe corner; Thence run South 89 degrees 49 minutes 53 seconds West a distance of 443.07' to a found rebar corner on the east margin of U.S. Highway No. -31; Thence run South 15 degrees 09 minutes 51 seconds East along said margin of said Highway a distance of 207.11' to a set rebar corner; Thence run North 89 degrees 50 minutes 14 seconds East a distance of 394.27' to the point of beginning, containing 1.92 acres, more or less. Property is subject to any and all easements, restrictions, limitations and/or probations of probated record and/or applicable law.

According to my survey of May 1, 2001

S.M. Allen
S.M. Allen



CONN & ALLEN
ENGINEERING - LAND SURVEYING
MORTGAGE SURVEYS - PERC EXTS
TOPOGRAPHICAL BOUNDARIES

JOSEPH E. CONN, JR. STEVEN M. ALLEN
3430 HIGHWAY 31 SOUTH PHONE (205) 683-2331
PELHAM, AL 35294 FAX (205) 683-7884
EMAIL: LEFTY@BELL SOUTH.NET

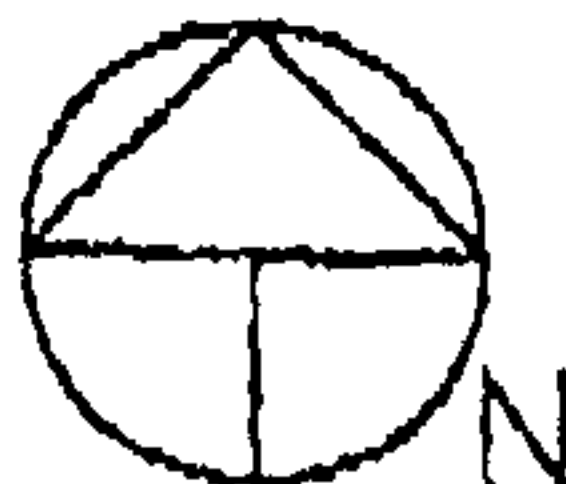


EXHIBIT "A"

Inst # 2001-17552

05/03/2001-17552
12:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
NOV 29 2001

20160920000343570 4/4 \$24.00
Shelby Cnty Judge of Probate, AL
09/20/2016 03:05:46 PM FILED/CERT