


STATE OF ALABAMA
COUNTY OF SHELBY


20160929000357250 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
09/29/2016 12:09:48 PM FILED/CERT

SCRIVENER'S AFFIDAVIT

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared William R. Justice, who, being known to me and after being duly sworn by me, deposes and says as follows:

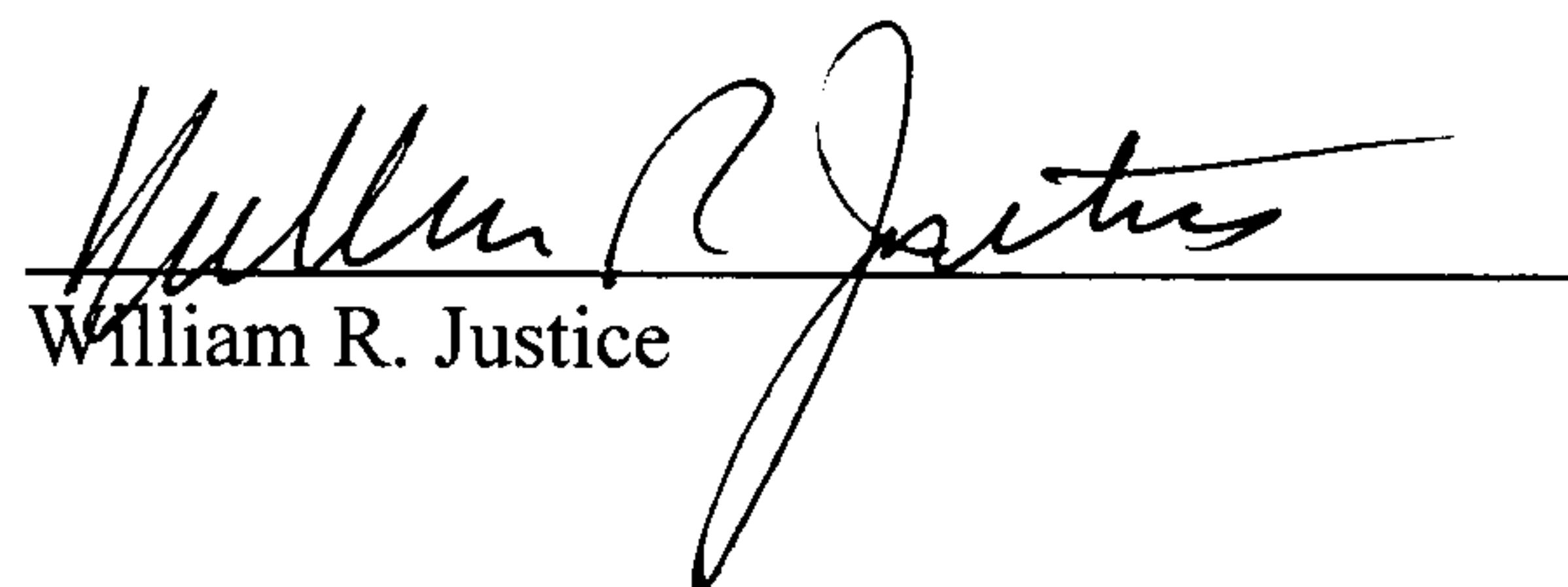
I am an attorney at law, and I am the scrivener who prepared a deed dated July 21, 2016, and recorded as Instrument # 20160721000256490 in the Probate Office of Shelby County, Alabama. There is an error in the legal description contained in the deed.

See attached Exhibit "A" for correct legal description.

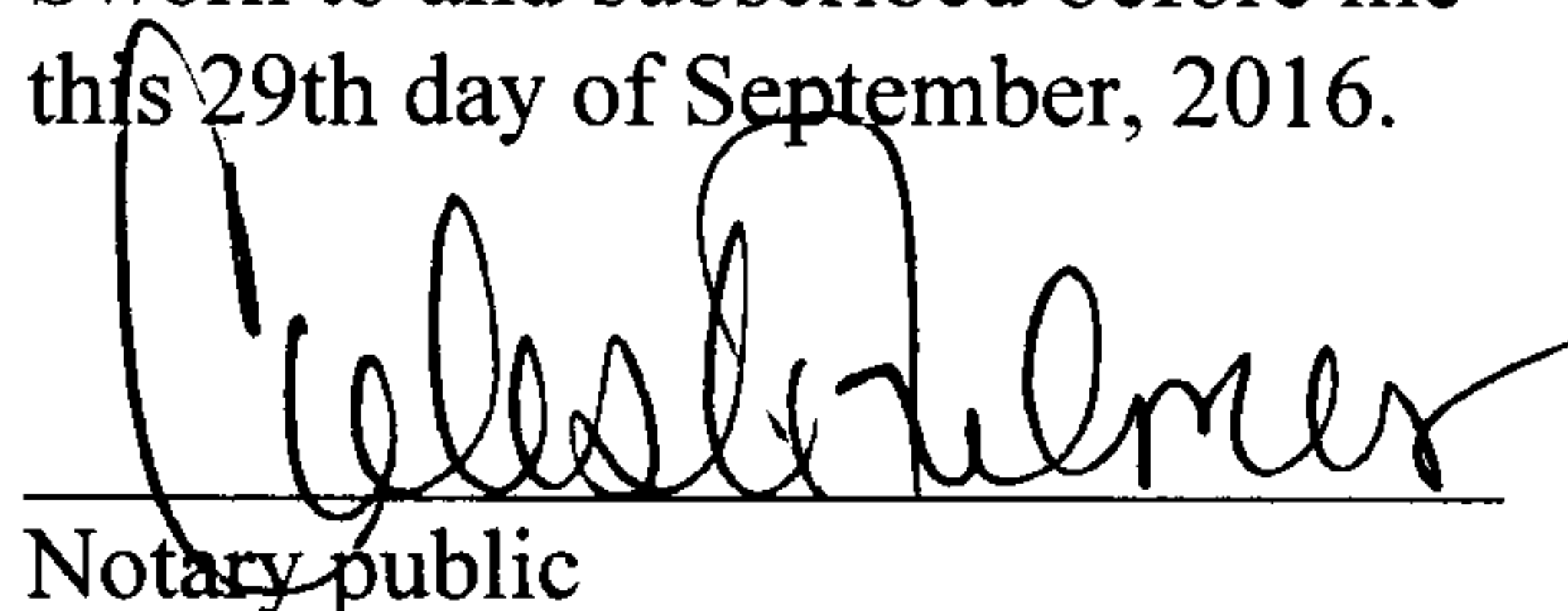
The legal description set out herein was furnished to preparer by the grantor herein without the benefit of title search. The above described legal description was prepared from a survey of Donald W. Wheeler, Alabama Registered No. 23340, dated July 1, 2016.

This affidavit is given for the purpose of correcting the legal description in deed recorded in Instrument #20160721000256490 in Shelby County Probate Court, Shelby County, Alabama.

In witness whereof, the undersigned has caused this affidavit to be executed this 29th day of September, 2016.


William R. Justice

Sworn to and subscribed before me
this 29th day of September, 2016.


Notary public

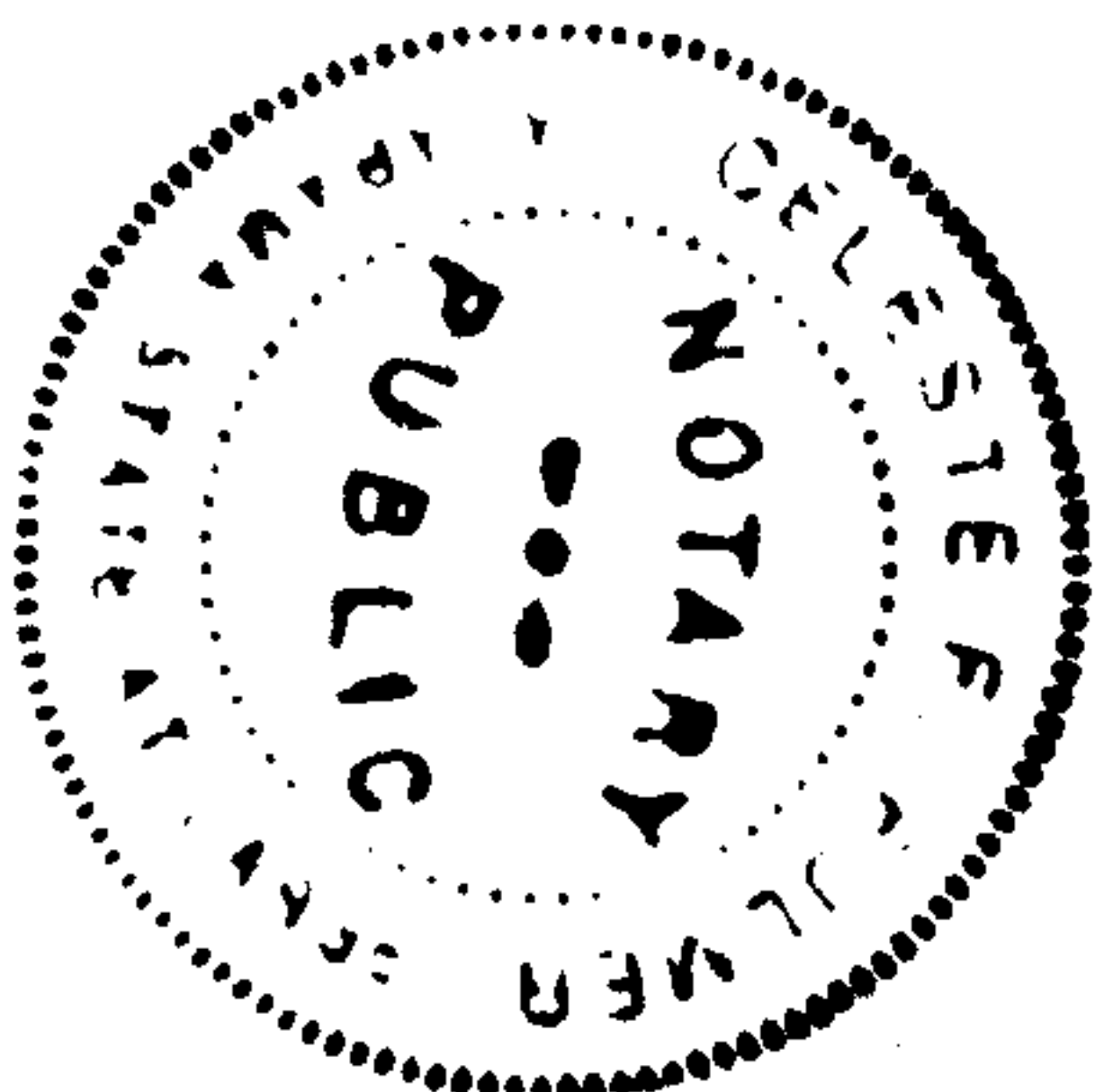



EXHIBIT "A"
LEGAL DESCRIPTION


20160929000357250 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
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Subject Parcel "A"

A parcel of land situated in the S.W. 1/4 of the N.W. 1/4 of Section 15, Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the S.W. Corner of the S.W. 1/4 of the N.W. 1/4 of Section 15, Township 20 South, Range 2 West. thence run North along the West line of said 1/4-1/4 a distance of 430.80' (Old Deed & Plat 373.0') to the south line of Bill Shanahan property as described in Instrument # 2014031100068130; thence continue along last described course and along said west line a distance of 290.62 feet; thence turn right an angle of 90 deg. 17 min. 03 seconds a distance of 272.83 to the Point of Beginning of the property herein described; thence left 117 deg. 10 min. 05 seconds a distance of 141.93 feet to a point of curve to the left having a radius of 308.00 feet, an arc length of 91.13 feet, a delta angle of 16 deg. 57 min. 51 seconds. Said arc subtended by a chord length of 90.80 feet, thence turn left 08 deg. 28 min. 35 seconds and run along the chord to the end of said curve; thence turn left 08 deg. 28 min. 35 seconds a distance of 93.79 feet; thence turn right 134 deg. 10 min. 17 seconds a distance of 40.20 feet to the southern right-of-way line of Dickerson Road; thence turn right 18 deg. 11 min. 28 seconds a distance of 232.76 feet; thence turn left 11 deg. 19 min. 44 seconds a distance of 174.15 feet to the point of intersection of the southern right-of-way line of Dickerson Road and the southwestern line of Dickerson Lane; thence turn right 39 deg. 42 min. 55 seconds a distance of 216.03 feet the northern line of Bill Shanahan property as described in Instrument # 20050209000065950; thence turn right 151 deg. 26 min. 19 seconds a distance of 138.29 feet; thence turn left 63 deg. 19 min. 34 seconds a distance of 31.62 feet; thence turn left 55 deg. 46 min. 39 seconds a distance of 182.21 feet to the northern right-of-way line of Dickerson lane; said point being a point on a curve concaved to the northwest, having a radius of 194.54 feet, a delta angle of 22 degrees 53 minutes 42 seconds, an arc distance of 76.54 feet; thence turn right 37 deg. 39 min. 04 seconds and run along the chord a distance of 76.03 feet; thence turn right 103 deg. 47 min. 25 seconds and leaving said right-of-way line a distance of 323.84 feet to the point of beginning. Said parcel of land contains 2.38 acres more or less.

Less and Except any Right-of-ways and or easements of record.