


STATE OF ALABAMA     }  
COUNTY OF SHELBY    }

  
20161227000468560 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
12/27/2016 09:06:12 AM FILED/CERT

### **SCRIVENER'S AFFIDAVIT**

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Courtney H. Mason, Jr., who, after being duly sworn by me, deposes and says on oath as follows:

My name is Courtney H. Mason, Jr. and I am a licensed, practicing attorney in the State of Alabama, and I am familiar with the following facts:

Affiant prepared that certain Warranty Deed from Jeremy L. Brantley, a married man to Cornerstone Investments, LLC, dated August 26, 2003 and recorded on September 2, 2003, in Instrument No. 20030902000578850, in the Probate Office of Shelby County, Alabama. It has been brought to my attention that the legal description contained in said deed is incomplete. In preparing said Deed, affiant relied upon the legal description provide by the title company which erroneously omitted (1) Northeast Quarter of the Northeast Quarter of Section in the second sentence of the opening clause; (2) omitted the words "the point of beginning" after the first call referring only to a point and (3) the second call erroneously included "run along the North line of said quarter-quarter section" a distance of 441.28'. I have examined the survey prepared by Barton F. Carr, AL PLS No. 16685 and have determined that the legal description should have read as follows:

**A part of the Northwest Quarter of the Northwest Quarter of Section 10, Township 22 South, Range 2 West, and a part of the Northeast Quarter of the Northeast Quarter of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:**


**Commence at the Northwest corner of Section 10, Township 22 South, Range 2 West, Shelby County, Alabama, and run thence South 00 degrees 00 minutes 00 seconds East along the West line of said Quarter-Quarter a distance of 229.66 feet to the point of beginning; thence run North 87 degrees 15 minutes 00 seconds West a distance of 441.28 feet to a found steel rebar corner that is 10.0 feet, more or less, short of the I-65 fence; thence run South 32 degrees 30 minutes 25 seconds East a distance of 311.45 feet to a concrete monument on the East right of way of said I-65; thence run South 89 degrees 06 minutes 50 seconds East along an existing fence line a distance of 336.21 feet to a found capped rebar corner on the West margin of a public roadway; thence run North 07 degrees 40 minutes 19 seconds West a distance of 247.46 feet to a rebar corner; thence run North 87 degrees 15 minutes 00 seconds West a distance of 29.76 feet to the point of beginning.**

According to the Survey of Barton F. Carr, AL PLS No. 16685 dated December 8, 2016.

This affidavit is given to correct the errors and deficiencies in said deed and to induce Shelby County Abstract & Title Company, Inc. to issue its title policy under Case No. S-16-23347.

Further Affiant saith not.

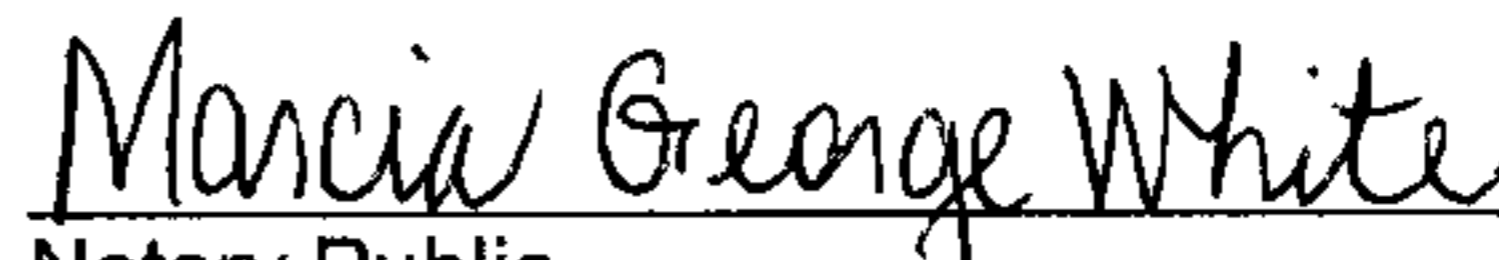
In Witness Whereof, the undersigned has caused this affidavit to be executed on this 14th day of December, 2016.

  
\_\_\_\_\_  
Courtney H. Mason, Jr.

STATE OF ALABAMA )  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Courtney H. Mason, Jr., whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 14th day of December, 2016.

  
\_\_\_\_\_  
Notary Public

My commission expires: ~~06/02/2019~~  
9-21-2020

This Instrument was prepared by:  
Clayton T. Sweeney  
Attorney at Law  
2700 Highway 280 East Suite 160  
Birmingham, AL 35223



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