

20170501000148840  
05/01/2017 12:41:47 PM  
AFFID 1/3

**Recording Requested By:**  
Bank of America, N.A.

**After Recording Return To:**  
Shelton, Harrison & Pinson, LLC  
701 Highlander Blvd., Ste. 270  
Arlington, Texas 76015

**This Instrument Prepared By:**  
Nicholas P. Edwards  
Shelton Harrison & Pinson, LLC  
701 Highlander Blvd., Suite 270  
Arlington, Texas 76015

Space Above This Line for Recorder's Use

### SCRIVENER AFFIDAVIT

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, personally appeared, Nicholas P. Edwards on May 1, 2017 who having been first duly sworn, states upon his/her oath, deposes and says:

1. That he is a practicing attorney in the state of Alabama for Shelton, Harrison & Pinson, LLC, and in that capacity is duly authorized to execute this Affidavit regarding the facts set forth herein as to a transaction on the real property legally described as:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

2. On December 31, 2010, a mortgage was executed by Raquel Echols regarding the above-captioned property in Shelby County, Alabama.
3. That certain Mortgage was recorded on January 11, 2011 as instrument no. 20110111000009440 in the office of the Judge of Probate of Shelby County, Alabama.
4. That the legal description attached to said Mortgage incorrectly referenced "Dearing Downs, Ninth Addition, Phase II" when in fact, the correct reference is "Dearing Downs, Ninth Addition, Phase III".
5. That this Affidavit is made to correct the aforescribed inadvertent Scrivener's Error contained in that certain Mortgage recorded as instrument no. 20110111000009440, aforesaid records.

Dated this the 1 of May, 2017.

By:



Nicholas P. Edwards  
Attorney  
Shelton, Harrison & Pinson  
701 Highlander Blvd., Suite 270  
Arlington, TX 76015  
817.522.7550(4889)

Acknowledgment

STATE OF Texas }

} ss

COUNTY OF Tarrant }

On May 1, 2017, before me Marisa Santoyo, a Notary Public in and for said County and State, personally appeared Nicholas P. Edwards who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

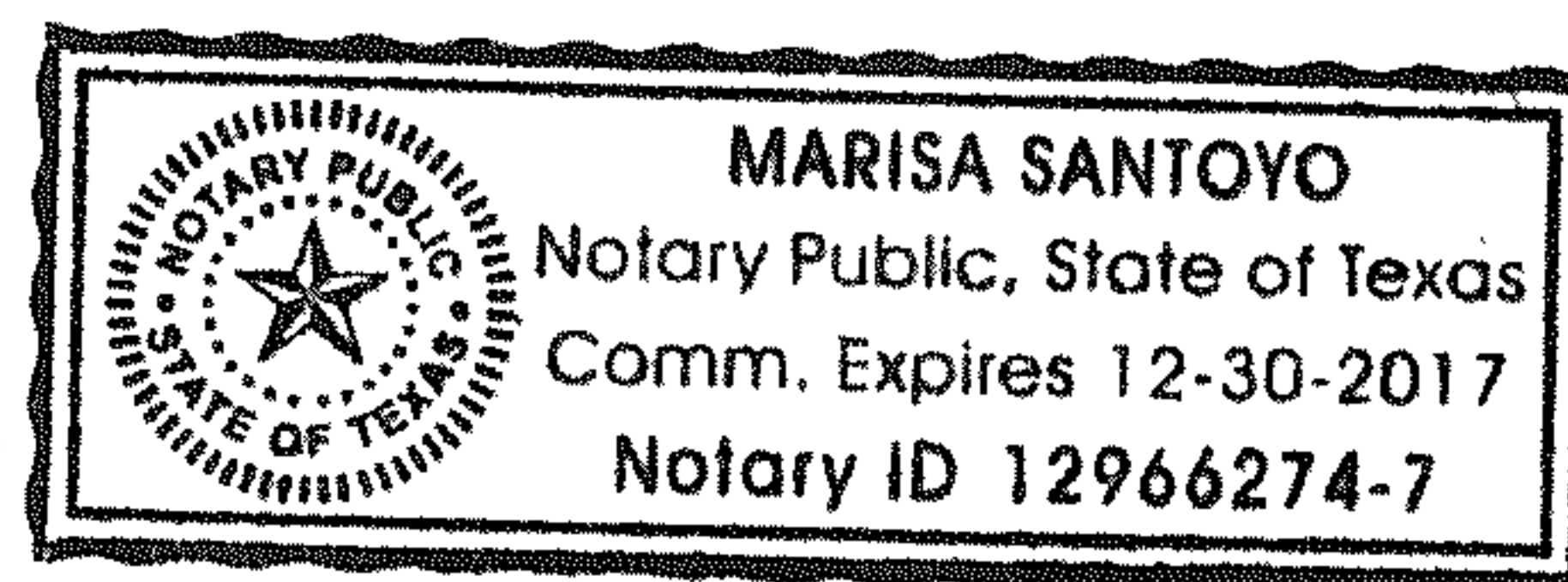
WITNESS my hand and official seal.

(SEAL)

Marisa Santoyo  
NOTARY SIGNATURE

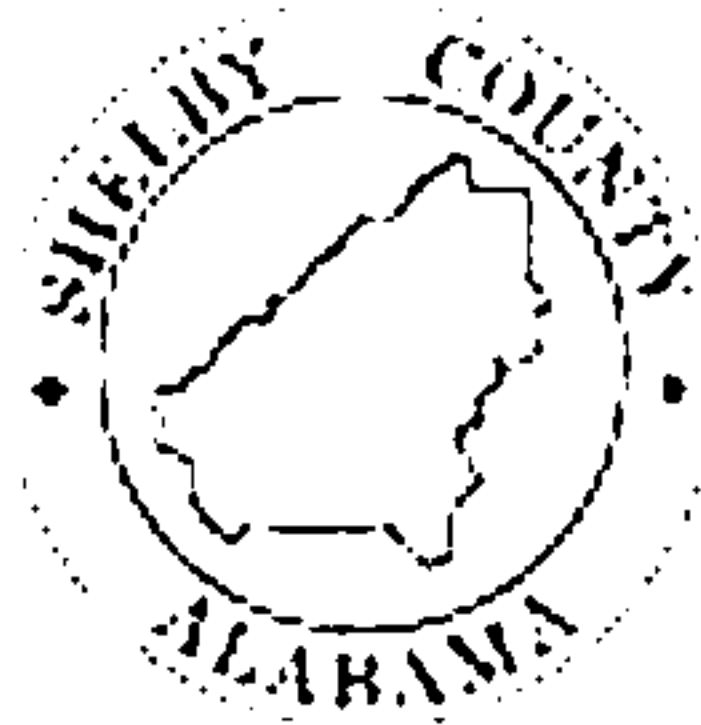
Printed Name: Marisa Santoyo

My Commission Expires: 12-30-17



**EXHIBIT A**

LOT 24, ACCORDING TO THE SURVEY OF DEARING DOWNS, NINTH ADDITION, PHASE III,  
AS RECORDED IN MAP BOOK 15 PAGE 41 IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING  
RIGHTS EXCEPTED



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/01/2017 12:41:47 PM  
\$21.00 CHERRY  
20170501000148840

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the official text.