

STATE OF ALABAMA)
COUNTY OF SHELBY)

20170510000162090 1/1 \$15.00
Shelby Cnty Judge of Probate, AL
05/10/2017 08:49:02 AM FILED/CERT

AFFIDAVIT EVIDENCING SCRIVENER'S ERROR

Before me, the undersigned Notary Public, personally appeared James J Odom Jr., Attorney at Law, who being duly sworn deposes and says as follows:

My name is James J Odom Jr and I am the closing attorney that prepared the following deed. I hereby certify that I have personal knowledge of the matters set forth herein.

On March 2, 2011, Moiz Fouladbakhsh, an unmarried man executed a warranty deed to VOP 2, LLC, an Alabama limited liability company recorded in Instrument 20120307000080910, in the Probate Office of Shelby County, Alabama.

The undersigned has examined said deed and finds that the legal description therein contains a scrivener's error, reciting an incorrect map book and page. The true and correct legal description in said Warranty Deed should have been as follows:

Lot 2, according to the Survey of Valleydale Office Plaza, as recorded in Map Book 42, page 19, in the Probate Office of Shelby County, Alabama, being described by metes and bounds as follows:

A parcel of land situated in the Northeast one-quarter of the Southeast one-quarter of Section 20, Township 19 South, Range 2 West, Shelby County, Alabama, being described by metes and bounds as follows:

Begin at the Northwest corner of Lot 2, Valleydale Office Plaza, as recorded in Map Book 42, Page 19, in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a Southeasterly direction along the North line of said Lot 2 for a distance of 122.66 feet to a gsa capped rebar and the Northeast corner of said Lot 2; thence turn an interior angle of 90 degrees 00 minutes 00 seconds to the right and run in a Southwesterly direction along the East line of said Lot 2 for a distance of 251.36 feet to a gsa capped rebar, said point being on the Northernmost right of way line of Valleydale Road (80' right of way) and a point on curve to the left, said curve having a radius of 5689.68 feet, a central angle of 01 degrees 30 minutes 34 seconds, an interior angle of 137 degrees 54 minutes 32 seconds to the left to chord of said curve for a chord distance of 149.90 feet; thence run along arc of said curve and along said right of way for a distance of 149.90 feet to the Southwest corner of said Lot 2 and a point on a compound curve to the right, thence leaving said Northernmost right of way, said curve having a radius of 87.00 feet, a central angle of 41 degrees 49 minutes 54 seconds, an interior angle of 63 degrees 00 minutes 25 seconds from chord to chord of said curve for a chord distance of 62.12 feet; thence run along arc of said curve and along the West boundary of said Lot 2 for a distance of 63.52 feet; thence run along a line tangent to last described curve for a distance of 304.58 feet to the POINT OF BEGINNING.

This Affidavit is made for the purpose of duly acknowledging the scrivener's error made in the drafting of said deeds.

FURTHER, Affiant saith not.

James J Odom Jr.

Sworn to and subscribed before me this 1st day of May, 2017.

Lorine S. Cantrell
Notary Public

