

STATE OF ALABAMA)
JEFFERSON COUNTY)

20170908000328460
09/08/2017 02:54:23 PM
AFFID 1/2

SCRIVENER'S AFFIDAVIT

Before me, the undersigned Notary Public, personally appeared Richard W. Theibert, who, being known to me and after being duly sworn deposes and says as follows:

My name is Richard W. Theibert, who was the preparer and signer of the Accomodation Future Advance Mortgage of Rents and Leases and Security Agreement dated January 9, 2015, and recorded in Instrument No. 20150121000021690 filed in the Office of the Judge of Probate of Shelby County, Alabama, and recorded. There is an incorrect call in the legal description in said deed.


See attached Exhibit "A" for the correct legal description.

This Affidavit is being executed to clear up any title issues or questions.

This Affidavit is made for the purpose of duly acknowledging the scrivener's error in that drafting of said Deed recorded as Exhibit "A."

FURTHER, Affiant saith not.

NAJJAR DENABURG, P.C.

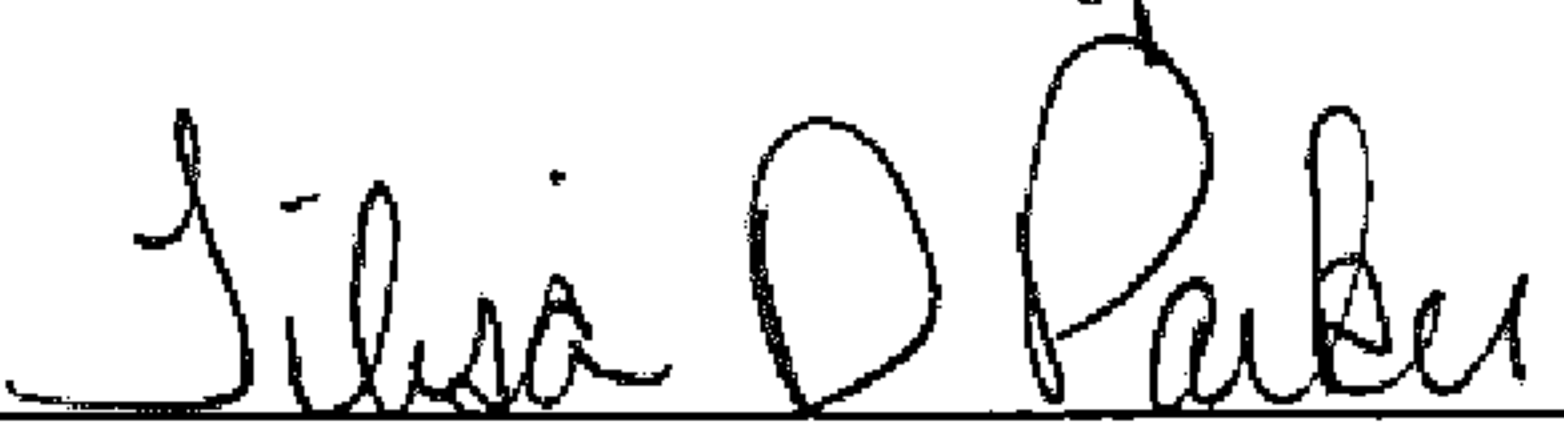


BY: Richard W. Theibert

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said county and in said state, hereby certify that Richard W. Theibert whose name is signed to the foregoing Affidavit Evidencing Scrivener's Error, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Affidavit Evidencing Scrivener's Error, he executed the same voluntarily for and as his act.

Given under my hand and seal of office this 6th day of September, 2017.



NOTARY PUBLIC
My commission expires:

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, AL 35203
(205) 250-8400

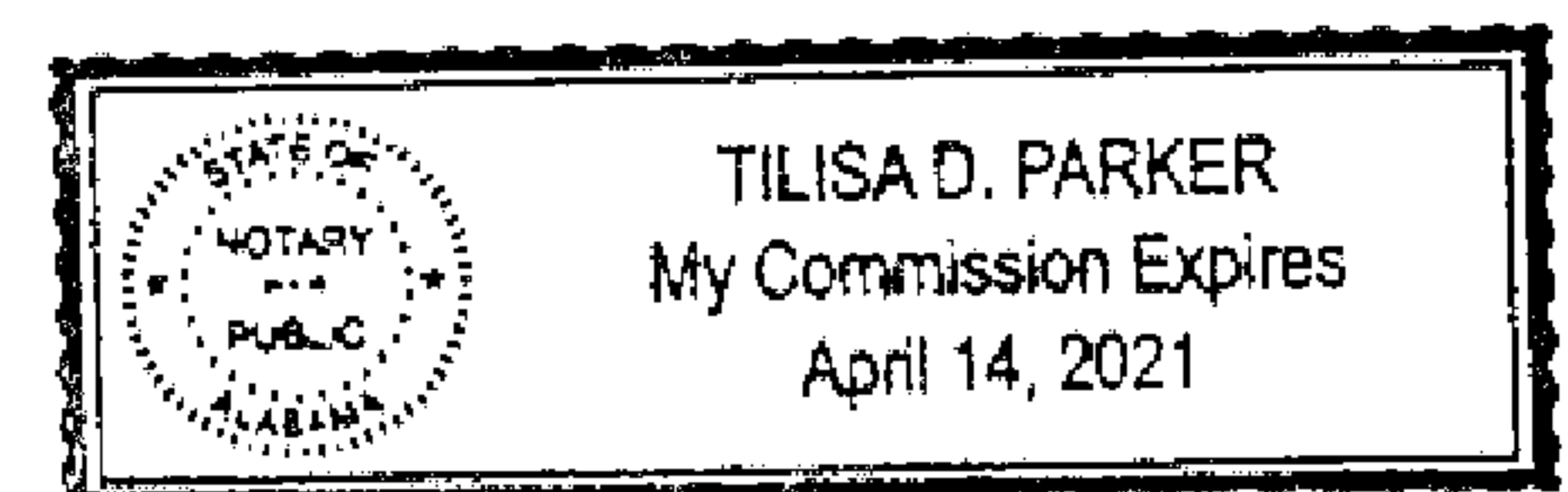


EXHIBIT "A"

A parcel of land being acreage in the West 1/2 of the Southwest 1/4 of Section 32, Township 19 South, Range 1 East and in the East 1/2 of Southeast 1/4 of Section 31, Township 19 South, Range 1 East, and Lots 1, 2, 3 and 5 of Metzger Subdivision, as recorded in Map Book 40, Page 26, in the Office of the Judge of Probate of Shelby County Alabama, and being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 31, Township 19 South, Range 1 East, Shelby County, Alabama; thence North 03 degrees 36 minutes 12 seconds West, a distance of 246.78 feet; thence North 04 degrees 32 minutes 16 seconds West, a distance of 73.82 feet to the POINT OF BEGINNING; thence South 89 degrees 58 minutes 10 seconds *West*, a distance of 293.70 feet; thence South 00 degrees 36 minutes 52 seconds East, a distance of 161.34 feet; thence South 45 degrees 47 minutes 48 seconds West, a distance of 318.75 feet; thence South 52 degrees 00 minutes 26 seconds East, a distance of 287.34 feet to a curve to the right, having a radius of 1000.00, a central angle of 05 degrees 14 minutes 10 seconds, and subtended by a chord which bears South 49 degrees 23 minutes 21 seconds East, and a chord distance of 91.36 feet; thence along the arc of said curve, a distance of 91.39 feet; thence South 45 degrees 24 minutes 12 seconds East, a distance of 94.20 feet to a curve to the left, having a radius of 1000.00, a central angle of 06 degrees 48 minutes 02 seconds, and subtended by a chord which bears South 48 degrees 48 minutes 13 seconds East, and a chord distance of 118.62 feet; thence along the arc of said curve, a distance of 118.69 feet; thence South 52 degrees 12 minutes 15 seconds East, a distance of 163.12 feet; thence South 49 degrees 49 minutes 54 seconds East, a distance of 193.85 feet; thence South 47 degrees 35 minutes 24 seconds East, a distance of 188.96 feet; thence South 45 degrees 55 minutes 49 seconds East, a distance of 367.89 feet; thence North 13 degrees 25 minutes 30 seconds East, a distance of 609.37 feet; thence North 76 degrees 32 minutes 51 seconds West, a distance of 259.73 feet; thence North 21 degrees 07 minutes 04 seconds East, a distance of 202.54 feet; thence South 63 degrees 29 minutes 33 seconds East, a distance of 252.64 feet to a non-tangent curve to the right having a radius of 520.44, a central angle of 32 degrees 43 minutes 04 seconds, and subtended by a chord which bears North 42 degrees 50 minutes 57 seconds East, and a chord distance of 293.17 feet; thence along the arc of said curve, a distance of 297.19 feet to a reverse curve to the left, having a radius of 638.00, a central angle of 16 degrees 30 minutes 17 seconds, and subtended by a chord which bears North 50 degrees 58 minutes 39 seconds East, and a chord distance of 183.15 feet; thence along the arc of said curve, a distance of 183.78 feet; thence North 42 degrees 42 minutes 53 seconds East, a distance of 272.78 feet; thence North 08 degrees 52 minutes 13 seconds West, a distance of 124.22 feet; thence South 89 degrees 32 minutes 43 seconds West, a distance of 1308.06 feet to the POINT OF BEGINNING.

Situated in Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 09/08/2017 02:54:23 PM
 \$18.00 CHERRY
 20170908000328460