

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

20171016000374850
10/16/2017 10:27:35 AM
AFFID 1/3

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 October 13, 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 July 7, 2017, a Deed-in-Lieu of Foreclosure was executed by Timothy Brown Cooper and Donna Kay Cooper regarding the above-captioned property in Shelby County, Alabama.
3. That certain Deed-in-Lieu of Foreclosure was recorded on August 7, 2017 as Instrument Number 20170807000283780 in the office of the Judge of Probate of Shelby County, Alabama.
4. That the Deed-in-Lieu of Foreclosure failed to include the marital status of Timothy Brown Cooper and Donna Kay Cooper.
5. That Timothy Brown Cooper and Donna Kay Cooper are in fact married to each other.
6. That this Affidavit is made to correct the afore described inadvertent Scrivener's Error contained in that certain Deed-in-Lieu of Foreclosure recorded as Instrument Number 20170807000283780, aforesaid records.

Dated this the October 13, 2017.

By: Nicholas P. Edwards

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

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Acknowledgment

STATE OF TEXAS

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COUNTY OF TARRANT

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On October 13 2017, before me Nicholas P. Edwards, 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.

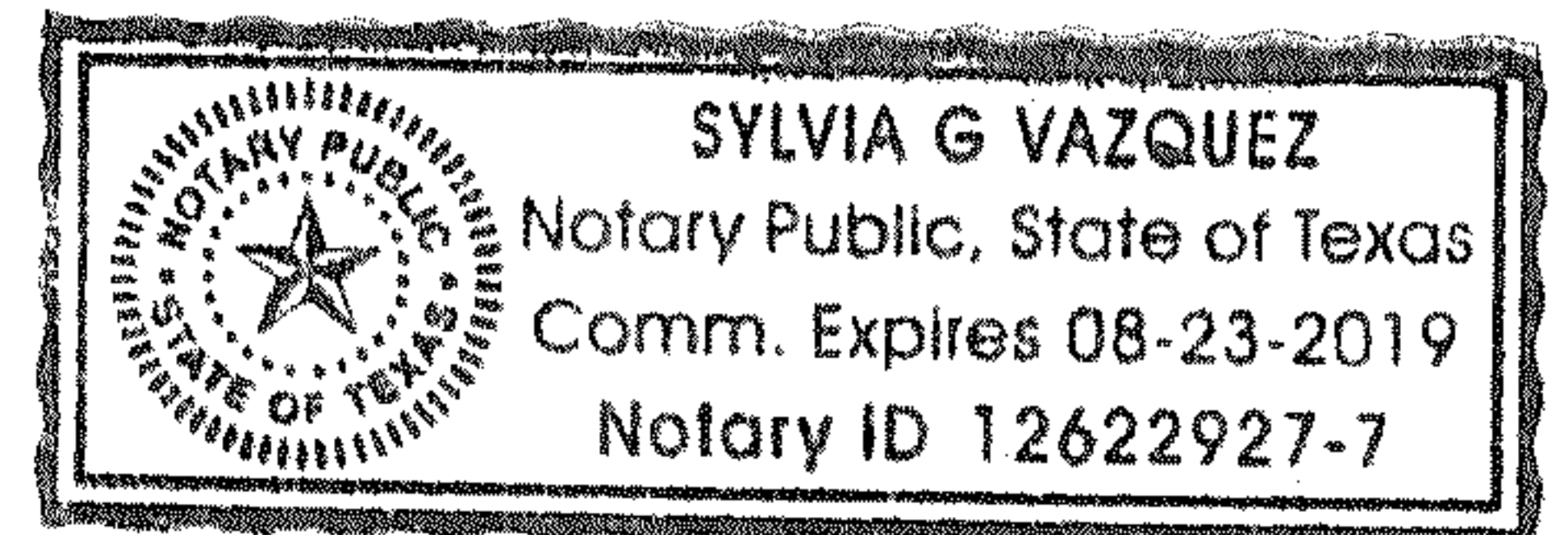
(SEAL)

Sylvia G. Vazquez

NOTARY SIGNATURE

Printed Name: Sylvia G. Vazquez

My Commission Expires: Aug 23 2019



A portion of the NW ¼ of the SE ¼ of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Begin at the NE corner of said quarter-quarter and run Southerly along the East side of said quarter-quarter for 506 feet, thence turn an angle of 90 degrees 04 minutes 27 seconds to the right and run 260.936 feet to the point of beginning. Then turn an angle of 35 degrees 47 minutes 59 seconds to the left and run 144.95 feet, then turn an angle of 38 degrees 12 minutes 00 seconds to the left and run 117.5 feet, then turn an angle of 101 degrees 26 minutes 00 seconds to the left and run 158.49 feet, then turn an angle of 96 degrees 44 minutes 00 seconds to the left and run 210.507 feet back to the point of beginning.

An Easement for Ingress/Egress, from the Right-of-Way of Bearden Road, along Cooper Drive to subject parcel, being more particularly described as follows:

Commence at the NE Corner of the NW 1/4 of the SE 1/4 of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama; thence S00°00'00"E, a distance of 506.00'; thence S89°55'33"E, a distance of 260.94' to the POINT OF BEGINNING OF SAID EASEMENT; thence S54°16'28"W, a distance of 144.95'; thence N16°04'28"E, a distance of 50.38'; thence N51°27'41"E, a distance of 71.22' to a curve to the right, having a radius of 225.00, a central angle of 44°34'44", and subtended by a chord which bears N73°45'03"E, and a chord distance of 170.68'; thence along the arc of said curve, a distance of 175.06'; thence S83°57'35"E, a distance of 62.53' to a curve to the left, having a radius of 355.00, a central angle of 13°29'50", and subtended by a chord which bears N89°17'30"E, and a chord distance of 83.43'; thence along the arc of said curve, a distance of 83.63' to the Westerly R.O.W. line of Bearden Road, 100' R.O.W.; thence S31°31'16"E and along said R.O.W. line, a distance of 22.01' to a non-tangent curve to the right, having a radius of 375.00, a central angle of 14°51'17", and subtended by a chord which bears S88°36'47"W, and a chord distance of 96.95'; thence along the arc of said curve and leaving said R.O.W. line, a distance of 97.22'; thence N83°57'35"W, a distance of 62.53' to a curve to the left, having a radius of 205.00, a central angle of 32°55'49", and subtended by a chord which bears S79°34'31"W, and a chord distance of 116.21'; thence along the arc of said curve, a distance of 117.82'; thence S02°06'48"E, a distance of 14.99' to the POINT OF BEGINNING OF SAID EASEMENT as per Easement Survey prepared by Rodney Shiflett, RPLS # 21784, dated August 19, 2016, Job No. 16353.

Said Easement containing 0.23 acres, more or less.

NOTE:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/16/2017 10:27:35 AM
\$21.00 CHERRY
20171016000374850

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