

STATE OF ALABAMA)

SHELBY COUNTY)

This Instrument Prepared By:
Jason Tingle, Esq.
244 Inverness Center Drive, Suite 200
Birmingham, Alabama 35242

SCRIVENER'S AFFIDAVIT

BEFORE ME, the undersigned authority in and for said County and said State, personally appeared Jason Tingle, who is known to me and who being first by me duly sworn, deposes and says as follows:

"I am a practicing attorney in the state of Alabama, and I drafted that certain Special Warranty Deed, from Ditech Financial, LLC to Federal National Mortgage Association, recorded in Book 2017, Page 4457 with the Judge of Probate of St. Clair County, Alabama. A scrivener's error is contained in the legal description of said instrument which erroneously identifies the second parcel as an easement. The correct legal description is and should read as follows:

Commence at the NE corner of Block #2, in the City of Pell City, Alabama, according to the S. H. Lea Map or plat of said City on record in the Office of the Judge of Probate at Ashville, Alabama; run thence in a Northerly direction along a straight line coinciding with the West line of Vine Street, if extended for a distance of 435 feet to the POINT OF BEGINNING of lands herein described; from said point of beginning thence continuing North along said line for a distance of 150 feet to an iron stake; thence in a Westerly direction paralleling the North line of Godfrey Avenue, as presently located, for a distance of 150 feet; to a stake; thence in a Southerly direction for a distance of 150 feet to a stake on the North right of way line of Godfrey Avenue as now located; thence in an easterly direction along the North line of Godfrey Avenue for a distance of 150 feet to the point of beginning. Being situated in the City of Pell City, Alabama.

ALSO

Commencing at the NW corner of Lot #1, Block #110, in the Town of Pell City and running thence in a straight line with the West boundary line of said lot, 60 feet to an iron stake and POINT OF BEGINNING; thence continuing in a Northerly direction 150 feet to an iron stake; thence West 60 feet to an iron stake; thence in a Southerly direction 150 feet to an iron stake which said stake appoints this 60 foot North line of the Northeast corner of Lot #3, Block 109; thence East along the North line of Godfrey Avenue to the point of beginning. Situated in Pell City, Alabama, according to the August 29, 1994 survey by F. W. Meade, AL Reg. No. 9124.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of May, 2018.


Jason Tingle

SWORN TO and subscribed before me this 14th day of May, 2018.


Notary Public

STEPHEN DEDMON
Notary Public
Alabama State at Large

Commission Expires: 5/11/19

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/14/2018 10:26:15 AM
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