

SCRIVENERS AFFIDAVIT

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05/22/2018 01:50:33 PM
AFFID 1/2**

STATE OF ALABAMA
COUNTY OF SHELBY

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND IN SAID STATE, HEREBY CERTIFY THAT BEFORE ME PERSONALLY APPEARED DAVID S. SNODDY, WHO IS KNOWN TO ME, AND WHO BEING BY ME FIRST DULY SWORN DOES ON HIS OATH DEPOSE AND SAY AS FOLLOWS:

MY NAME IS DAVID S. SNODDY AND I AM A PRACTICING ATTORNEY IN THE CITY OF BIRMINGHAM, JEFFERSON COUNTY, ALABAMA. ON MAY 11, 2007, WHILE AN EMPLOYEE OF MOSELEY & ASSOCIATES, P.C. A CERTAIN DEED WAS PREPARED CONVEYING PROPERTY FROM JOHN E. EBBERT AND MAVIS A. EBBERT, HUSBAND AND WIFE TO STEPHEN SAUNDERS AND MARLO J. BAZZELL-SAUNDERS DATED MAY 11, 2007. SAID DEED WAS FILED OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA IN INSTRUMENT 20070517000229380, ON MAY 17, 2007 ON THE FOLLOWING DESCRIBED PROPERTY:

LOT 207, ACCORDING TO THE MAP OF HIGHLAND LAKES, 2ND SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 20, PAGE 180, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREA ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, AS RECORDED IN INST. # 1994-07111 AND AMENDED IN INST. # 1996-17543 AND FURTHER AMENDED IN INST. # 1999-31095 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 2ND SECTOR, RECORDED AS INST. #1996-10928 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").

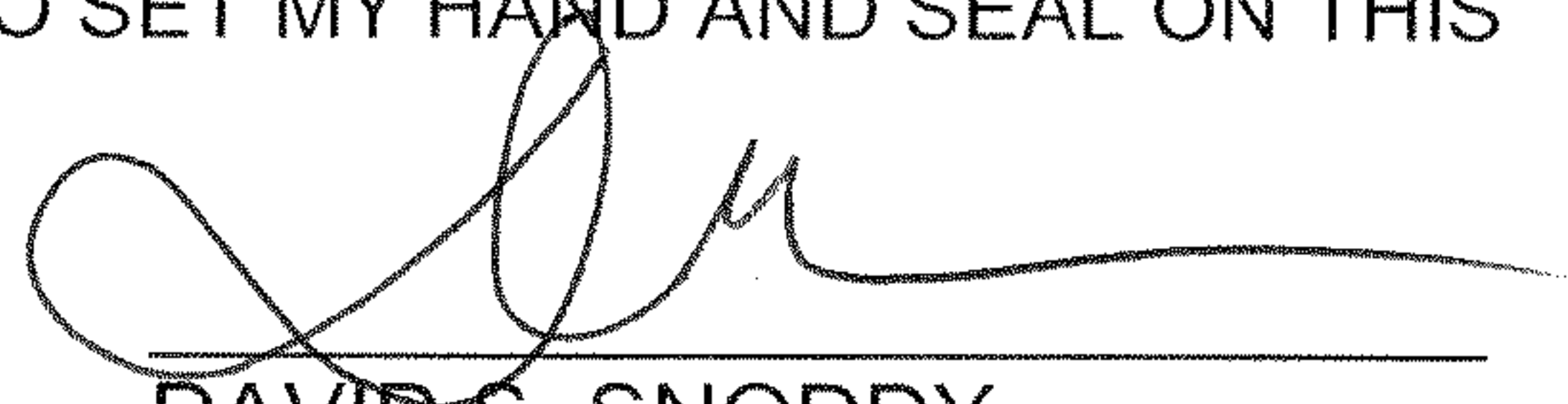
SUBJECT DEED IS DEFECTIVE IN THAT THE PAGE NUMBER IN THE LEGAL DESCRIPTION IS INCORRECT. .

SUBJECT LEGAL DESCRIPTION IS HEREBY CORRECTED TO READ AS FOLLOWS:

LOT 207, ACCORDING TO THE MAP OF HIGHLAND LAKES, 2ND SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 20, PAGE 150, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREA ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, AS RECORDED IN INST. # 1994-07111 AND AMENDED IN INST. # 1996-17543 AND FURTHER AMENDED IN INST. # 1999-31095 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 2ND SECTOR, RECORDED AS INST. #1996-10928 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THIS THE 16TH DAY OF MAY, 2018.

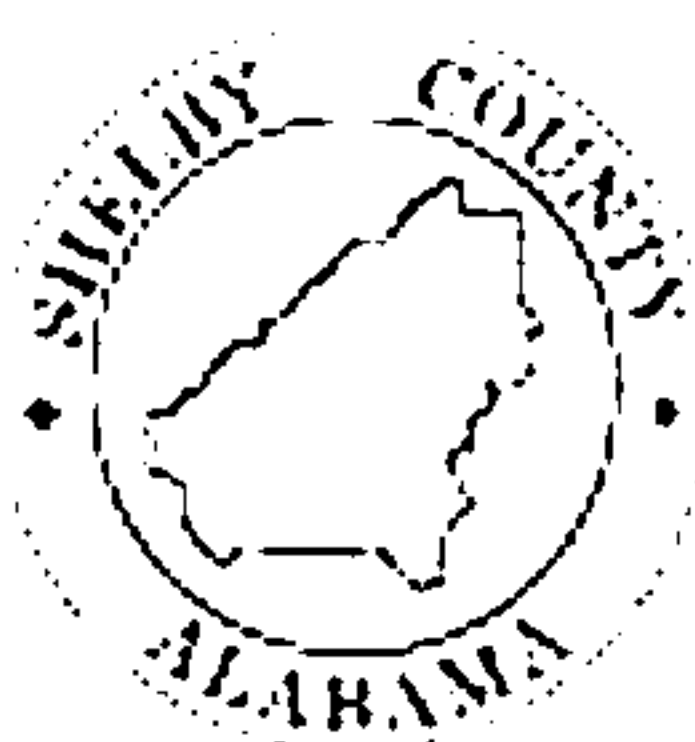
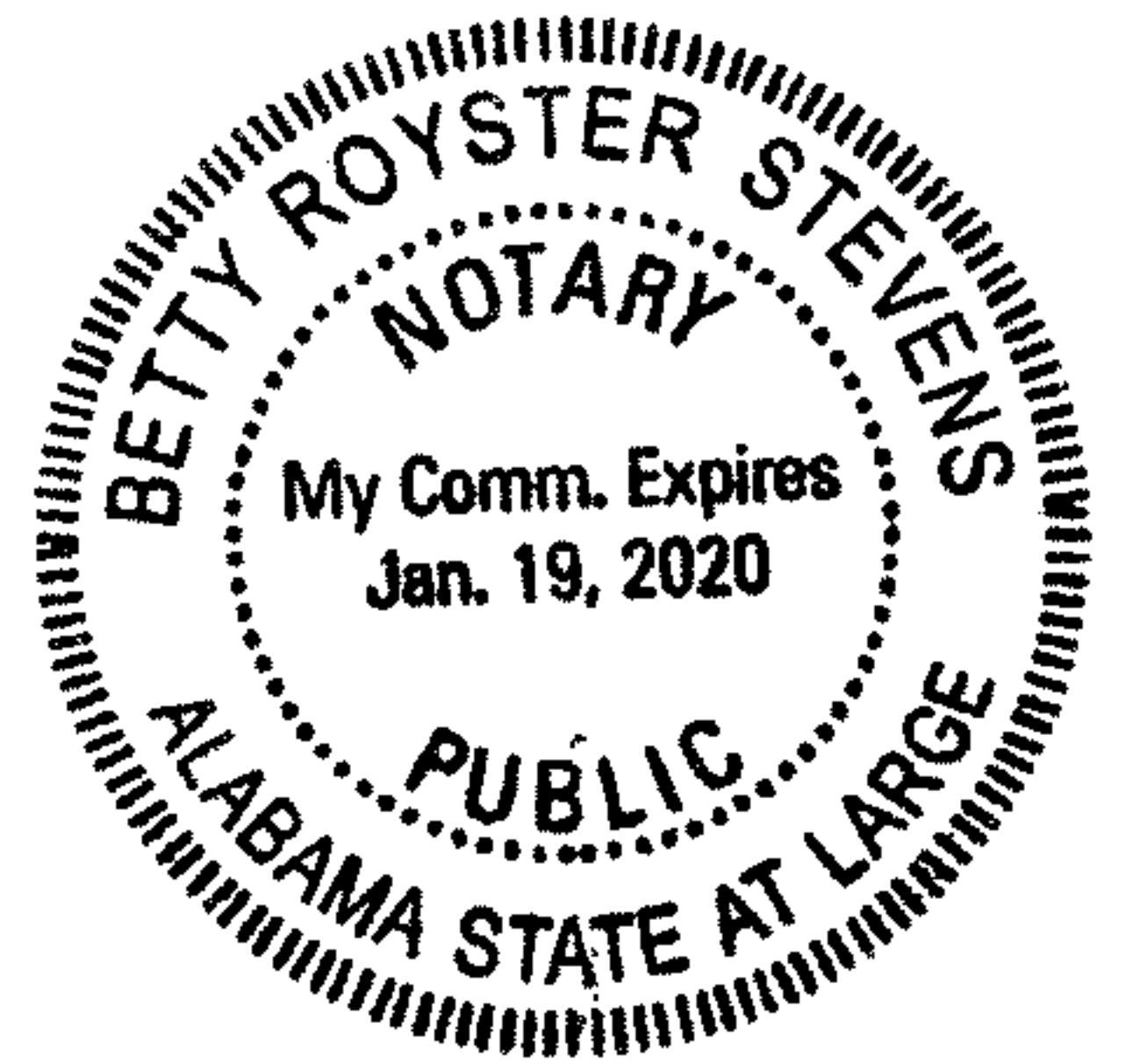

DAVID S. SNODDY

SWORN TO AND SUBSCRIBED BEFORE ME THIS 16TH DAY OF MAY, 2018.

My commission expires:

Betty Royster Stevens
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/22/2018 01:50:33 PM
\$18.00 CHERRY
20180522000177210

James W. Fuhrmeister