

20180926000343070
09/26/2018 10:35:52 AM
AFFID 1/2

This instrument prepared by:

Joshua L. Hartman
P. O. Box 846
Birmingham, AL 35201-0846

STATE OF ALABAMA)
SHELBY COUNTY)

SCRIVENER'S AFFIDAVIT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA L. HARTMAN, who being sworn by me deposes and states on oath as follows:

My name is JOSHUA L. HARTMAN. I prepared a Statutory Warranty Deed from Dan W. Carmichael, an unmarried man, to Blackridge Partners, LLC on April 7, 2017, and recorded on April 10, 2017 in Inst. No. 20170410000119470 in the Probate Office of Shelby County, Alabama.

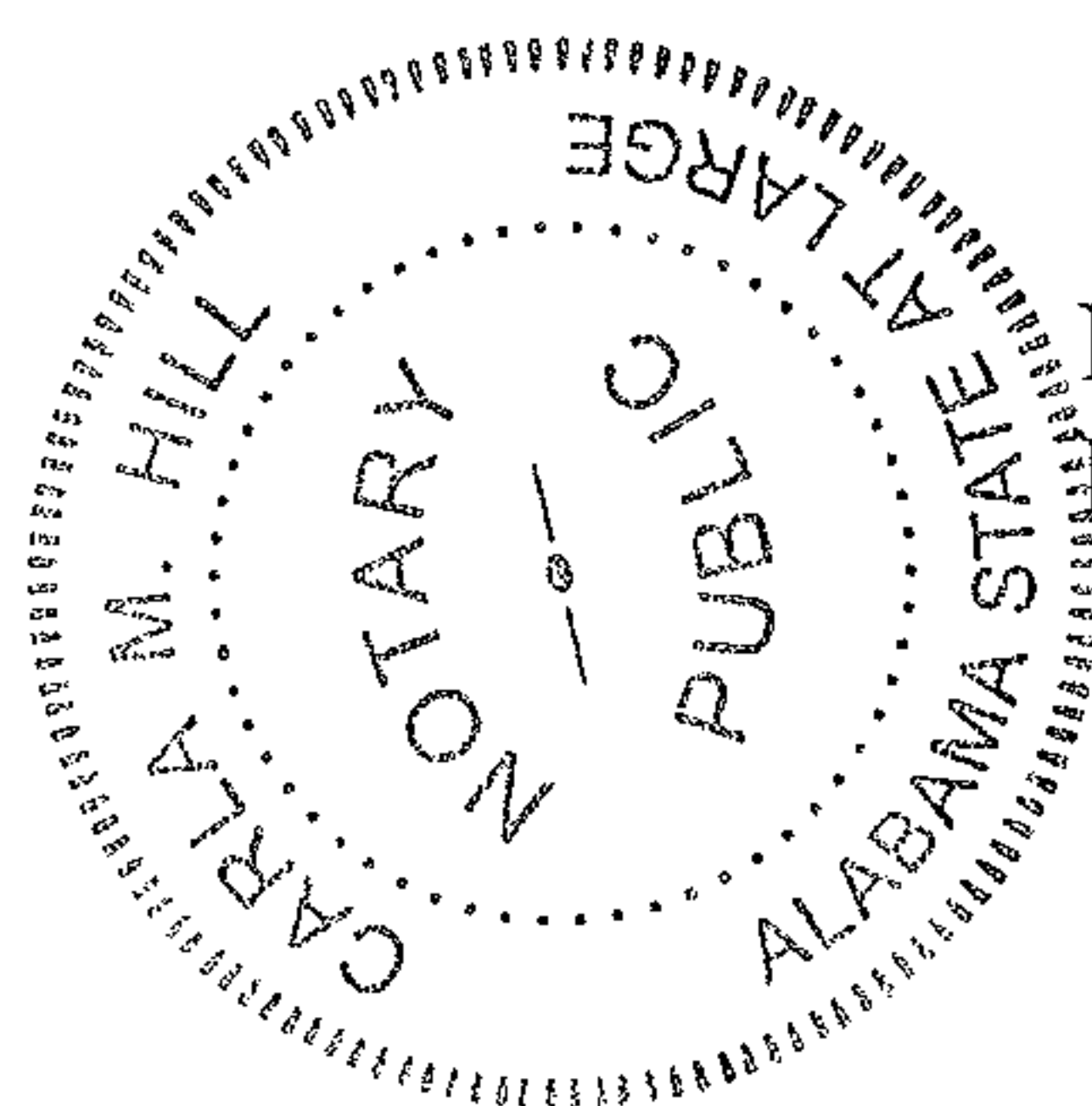
Said deed was defective in that there was a typographical error in the legal description on line 12 which stated "...turn an interior angle to the right of 114°25'34" and run in an Easterly direction along said North...". The Easterly call should have been Westerly and said legal description should have been as follows:

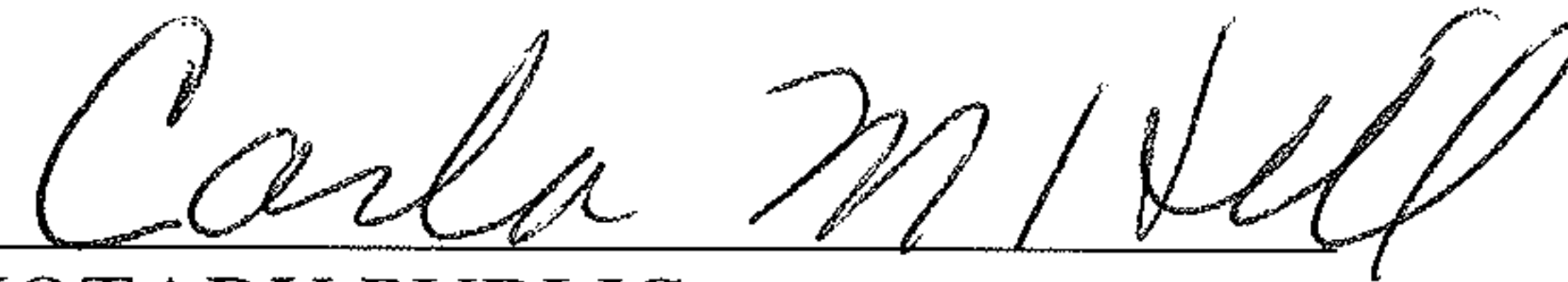
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.



JOSHUA L. HARTMAN

Sworn to and subscribed before me this the 18TH day of September, 2018.





NOTARY PUBLIC
My Commission Expires: 03/23/2019

A parcel of land situated in the Southeast 1/4 of the Southeast 1/4 of Section 5, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southeast corner of Section 5, Township 20 South, Range 3 West, Shelby County, Alabama, and run in a Westerly direction along the South-line of said Section for a distance of 418.42 feet to the POINT OF BEGINNING; thence leaving said South-line of said Section, turn a deflection angle to the right of $87^{\circ}57'11''$ and run in a Northerly direction for a distance of 719.28 feet; thence turn an interior angle to the right of $272^{\circ}05'09''$ and run in an Easterly direction for a distance of 307.04 feet to a point along the Southwesterly right-of-way of a CSX Railroad; thence turn an interior angle to the right of $65^{\circ}25'20''$ and run in a Northwesterly direction along said right-of-way for a distance of 240.29 feet; thence turn an interior angle to the right of $270^{\circ}0'50''$ and run in a Northeasterly direction along said right-of-way for a distance of 149.97 feet; thence turn an interior angle to the right of $89^{\circ}58'28''$ and run in a Northwesterly direction along said right-of-way for a distance of 353.70 feet to the point of intersection of said right-of-way and the North-line of said 1/4-1/4 Section; thence leaving said right-of-way, turn an interior angle to the right of $114^{\circ}25'34''$ and run in a Westerly direction along said North-line for a distance of 339.75 feet; thence turn an interior angle to the right of $129^{\circ}42'06''$ and run in a Southwesterly direction for a distance of 261.31 feet to the P.C. (Point of Curvature) of a curve to the left having a central angle of $0^{\circ}58'48''$ and a radius of 5796.37 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 99.14 feet to the P.T. (Point of Tangency) of said curve; thence run in a Southwesterly direction for a distance of 323.40 feet to the P.C. of a curve to the left having a central angle of $13^{\circ}22'20''$ and a radius of 803.04 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 187.42 feet to the P.T. of said curve; thence run in a Southwesterly direction for a distance of 112.87 feet to the P.C. of a curve to the right having a central angle of $2^{\circ}30'14''$ and a radius of 2237.91 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 97.80 feet to the P.T. of said curve; thence run in a Southwesterly direction for a distance of 87.38 feet to the P.C. of a curve to the right having a central angle of $16^{\circ}40'32''$ and a radius of 631.50 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 183.79 feet to the P.T. of said curve, said point being on the West-line of said 1/4-1/4 Section; thence turn an interior angle to the right of $138^{\circ}33'37''$ (angle measured from tangent) and run in a Southerly direction for along said West-line for a distance of 202.05 feet to the Southwest corner of said 1/4-1/4 Section; thence turn an interior angle to the right of $92^{\circ}01'27''$ and run in an Easterly direction along the South-line of said 1/4-1/4 Section for a distance of 907.18 feet to the POINT OF BEGINNING.

Said parcel containing 22.27 acres, more or less.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/26/2018 10:35:52 AM
 \$18.00 CHERRY
 20180926000343070

Allen S. Bayl