

## Scrivener's Affidavit

---

**INDEX:**        **Grantee**                      **Hope Chi-Mills**  
                 **Grantor**                      **Jeffrey A. Mills**  
                 **Reference Instrument No. 20110202000036920**

---

Before me, the undersigned, personally appeared John S. Somerset, who after first being duly sworn, depose(s) and say(s) the following:

1. I am over the age of 21 years and have personal knowledge of the following facts.
2. I prepared that certain Warranty Deed dated January 31, 2011 and filed for record in the office of the Judge of Probate of Shelby County, Alabama on February 2, 2011 which is there recorded as **Instrument No. 20110202000036920**.
3. Due to a scrivener's error, the legal description in the above described Instrument reads as follows:

Commencing at a rebar and the Southeast corner of the Southwest Quarter of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama; thence North 87 degrees 3 minutes 27 seconds West for a distance of 895.60 feet to the Point of Beginning; thence North 87 degrees 13 minutes 27 seconds West a distance of 48.78 feet to a capped iron; thence North 22 degrees 02 minutes 49 seconds East a distance of 333.70 feet to a point; thence North 27 degrees 18 minutes 47 seconds East a distance of 210.00 feet to a capped iron; thence North 62 degrees 40 minutes 14 seconds West a distance of 141.80 feet to a capped iron; thence North 27 degrees 09 minutes 48 seconds East a distance of 15.00 feet to a capped iron; thence South 62 degrees 40 minutes 14 seconds East a distance of 159.84 feet to a capped iron; thence South 27 degrees 18 minutes 47 seconds West a distance of 225.00 feet to a capped iron; thence South 62 degrees 41 minutes 13 seconds East a distance of 65.00 feet to a capped iron; thence South 27 degrees 18 minutes 47 seconds West a distance of 116.16 feet to a capped iron; thence North 69 degrees 16 minutes 34 seconds West a distance of 8.05 feet to a capped iron; thence South 27 degrees 18 minutes 47 seconds West a distance of 194.95 feet to the Point and Place of Beginning.


4. The true and correct legal description of the property is as follows:

Commencing at a rebar and the Southeast corner of the Southwest Quarter of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama; thence North 87 degrees 3 minutes 27 seconds West for a distance of 895.60 feet to the Point of Beginning; thence North 87 degrees 13 minutes 27 seconds West a distance of 48.78 feet to a capped iron; thence North 22 degrees 02 minutes 49 seconds East a distance of 333.70 feet to a point; thence North 27 degrees 18 minutes 47 seconds East a distance of 210.00 feet to a capped iron; thence North 62 degrees 40 minutes 14 seconds West a distance of 141.80 feet to a capped iron; thence North 27 degrees 09 minutes 48 seconds East a distance of 15.00 feet to a capped iron; thence South 62 degrees 40 minutes 14 seconds East a distance of 159.84 feet to a capped iron; thence South 27 degrees 18 minutes 47 seconds West a distance of 225.00 feet to a capped iron; thence South 62 degrees 41 minutes 13 seconds East a distance of 65.00 feet to a capped iron; thence South 27 degrees 18 minutes 47 seconds West a

distance of 116.16 feet to a capped iron; thence North 69 degrees 16 minutes 34 seconds West a distance of 8.05 feet to a capped iron; thence South 27 degrees 18 minutes 47 seconds West a distance of 194.95 feet to the Point and Place of Beginning.

Less and Except: Commencing at a capped iron set at the Northeast corner of the Northwest 1/4 of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence North 87 degrees 10 minutes 30 seconds West a distance of 344.93 feet to a capped iron found (9049); thence North 87 degrees 13 minutes 27 seconds West a distance of 550.64 feet to a capped iron set; thence North 27 degrees 18 minutes 47 seconds East a distance of 194.95 feet to a capped iron set; thence North 69 degrees 16 minutes 34 seconds West a distance of 8.05 feet to a capped iron set; thence North 27 degrees 18 minutes 47 seconds East a distance of 116.16 feet to a capped iron set; thence North 62 degrees 41 minutes 13 seconds West a distance of 65.00 feet to a capped iron set; thence North 27 degrees 18 minutes 47 seconds East a distance of 22.70 feet to a point, which is the point of beginning; thence North 27 degrees 18 minutes 47 seconds East a distance of 202.30 feet to a capped iron set; thence North 62 degrees 40 minutes 14 seconds West a distance of 159.84 feet to a capped iron set; thence South 27 degrees 09 minutes 48 seconds West a distance of 15.00 feet to a capped iron found (weygand); thence South 62 degrees 40 minutes 14 seconds East a distance of 141.80 feet to a point; thence South 27 degrees 19 minutes 01 seconds West a distance of 187.30 feet to a point; thence South 62 degrees 41 minutes 13 seconds East a distance of 18.01 feet to the point and place of beginning.

Done this the 25<sup>th</sup> day of October, 2018.

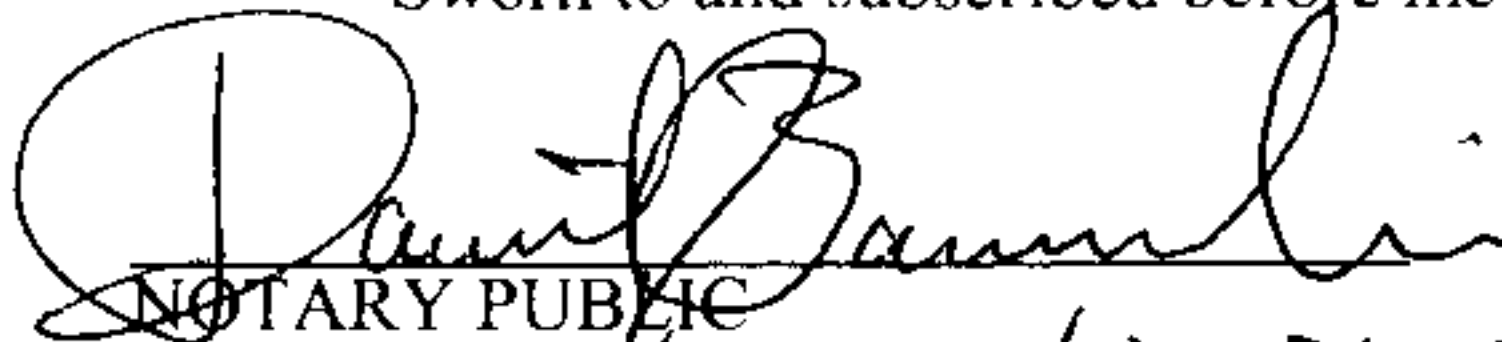
  
John S. Somerset

STATE OF ALABAMA )

COUNTY OF Jefferson )


I, the Undersigned Authority, a Notary Public in and for said county in said state, hereby certify that John S. Somerset, whose name is signed to the foregoing affidavit, and who is known to me, acknowledges before me on this day that being informed of the contents of the said affidavit he executed the same voluntarily on the day and year set forth above.

Sworn to and subscribed before me on this the 26<sup>th</sup> day of October, 2018.

  
NOTARY PUBLIC  
My Commission Expires: 10-31-20

**This instrument was prepared by:**

W. Eric Pitts, Esq.  
W. Eric Pitts, L.L.C.  
PO Box 280  
Alabaster, AL 35007  
(205) 216-4418

  
20181108000396710 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
11/08/2018 04:26:07 PM FILED/CERT