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01/16/2019 10:18:11 AM
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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 Blackridge Partners, LLC, an Alabama limited liability company, to Eugene F. Villarrubia, Jr. on December 17, 2018, and recorded on December 17, 2018 in Inst. No. 20181217000440070 in the Probate Office of Shelby County, Alabama.

I also prepared a simultaneous Purchase Money Mortgage from Eugene F. Villarrubia, Jr., an unmarried man, to Regions Bank d/b/a Regions Mortgage, recorded on December 17, 2018 in Instrument No. 20181217000440080 in said probate office.

Said deed and mortgage were defective in that there was a typographical error in the map book and page in the legal description. The property should have been described as follows:

Lot 1006, according to the Final Plat of the Subdivision Blackridge Phase 1A, as recorded in Map Book 48, Page 83, in the Probate Office of Shelby County, Alabama.



JOSHUA L. HARTMAN

Sworn to and subscribed before me this the 15th day of January, 2019.



NOTARY PUBLIC
My Commission Expires: 03/23/2019



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/16/2019 10:18:11 AM
\$15.00 CHERRY
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Allen S. Bayl