

SCRIVENER'S AFFIDAVIT

Prepared By: (Name & Address)

Alexis Hoetzlein

1018602

260 Airside DriveMoon Twp. PA 15108**Parcel Number:**11-7-25-0-001-019.000**Document to Correct:**20190102000001140

20190116000016980

01/16/2019 10:23:10 AM

AFFID 1/2

MORTGAGORS: CHARLES VERNON SKOOG JR

I, ALEXIS HOETZLEIN, the affiant and preparer of this Scrivener's Affidavit, whose relationship to the above-referenced document number is (ex. drafting attorney, closing title company, grantor/grantee, etc.):

CLOSING TITLE COMPANY, do hereby swear and affirm that Document Number:

20190102000001140, included the following mistake: INCORRECT COUNTY ON 2ND PG which

is hereby corrected as follows: (use additional pages as needed, **legal must be attached for property**, or attach an exhibit which includes the correction—but **DO NOT ATTACH** the original/certified copy of the originally recorded

document): SEE ATTACHED. Finally, I ALEXIS HOETZLEIN, the affiant, do hereby swear to the above correction, and believe it to be the true and accurate intention(s) of the parties who drafted and recorded the referenced document.

Alexis Hoetzlein
Affiant's Signature Above

01/15/19
Date Affidavit Executed

State of Pennsylvania

NOTARY SECTION:

County of Allegheny

I, Steve Bieranowski, a Notary Public for the above-referenced jurisdiction do hereby swear and affirm that the above-referenced affiant did appear before me on the below indicated date and affix her/his signature or marking to the foregoing Scrivener's Affidavit after providing me with a government issued identification, and appearing to be of sound mind and free from any undue coercion or influence.

AFFIX NOTARY STAMP BELOW

Notary Public Signature Below Steve Bieranowski Date Notarized Below 1/15/19

Commonwealth of Pennsylvania – Notary Seal
STEVE BIERANOWSKI – Notary Public
Allegheny County
My Commission Expires Mar 9, 2020
Commission Number 1296404

☐ Balloon Rider ☒ Planned Unit Development Rider ☐ V A Rider
☐ 1-4 Family Rider ☐ Biweekly Payment Rider ☐ Other(s) [specify]

(H) **"Applicable Law"** means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) **"Community Association Dues, Fees, and Assessments"** means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(J) **"Electronic Funds Transfer"** means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(K) **"Escrow Items"** means those items that are described in Section 3.

(L) **"Miscellaneous Proceeds"** means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(M) **"Mortgage Insurance"** means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(N) **"Periodic Payment"** means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(O) **"RESPA"** means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(P) **"Successor in Interest of Borrower"** means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably mortgages, grants and conveys to Lender, with power of sale, the following described property located in the **COUNTY** of **SHELBY**:

The Land referred to herein below is situated in the County of SHELBY, State of AL, and is described as follows: Lot 15, according to the amended Map of Riverchase West, as recorded in Map Book 6, Page 100, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.



ALABAMA—Single Family—Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
Mortgage Cadence Document Center © 3000 01/14



Form 3001 1/01 (Page 2 of 14 pages)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/16/2019 10:23:10 AM
\$18.00 CHERRY
20190116000016980

Allen S. Byrd