

SCRIVENERS AFFIDAVIT

STATE OF ALABAMA
COUNTY OF JEFFERSON

20190529000184840 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
05/29/2019 03:38:04 PM FILED/CERT

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 JUNE 24, 2016, WHILE A MEMBER OF THE LAW FIRM OF THE SNODDY LAW FIRM, LLC, I DID PREPARE THAT CERTAIN DEED FROM CLYDE A. WOLF, A MARRIED INDIVIDUAL TO JAMES RICHARD MOON, SR. AND LINDA N. MOON. SAID DEED WAS FILED OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY, ALABAMA, IN INSTRUMENT # 20160705000230650, ON JULY 5, 2016, THE FOLLOWING DESCRIBED PROPERTY:

A PART OF THE S 1/2 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 2 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF THE S 1/2 OF SE 1/4 OF SAID SECTION; THENCE WEST ALONG THE NORTH LINE OF SAME A DISTANCE OF 220.0 FEET; THENCE 49 DEG. 38' TO THE LEFT IN A SOUTHWESTERLY DIRECTION OF 25.02 FEET; THENCE 80 DEG. 46' TO THE LEFT IN A SOUTHEASTERLY DIRECTION OF 150.00 FEET; THENCE 80 DEG. 46' TO THE RIGHT IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 247.63 FEET; THENCE 92 DEG. 24' TO THE LEFT IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 186.40 FEET; THENCE 17 DEG. 40' TO THE RIGHT IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 64.0 FEET; THENCE 105 DEG. 35' TO THE LEFT IN A NORTHEASTERLY DIRECTION A DISTANCE OF 393.98 FEET; THENCE 97 DEG. 27' TO THE RIGHT IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 119.49 FEET TO THE POINT OF BEGINNING OF TRACT HEREIN DESCRIBED; THENCE CONTINUE ALONG THE LAST NAMED COURSE A DISTANCE OF 33.48 FEET; THENCE 1 DEG. 24' TO THE RIGHT A DISTANCE OF 94.24 FEET; THENCE 85 DEG. 44' TO THE RIGHT IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 221.16 FEET; THENCE 100 DEG. 59' TO THE RIGHT IN A NORTHWESTERLY DIRECTION A DISTANCE OF 117.57 FEET; THENCE 76 DEG. 28' TO THE RIGHT IN A NORTHEASTERLY DIRECTION A DISTANCE OF 207.92 FEET TO POINT OF BEGINNING.

SUBJECT MORTGAGE IS DEFECTIVE IN THAT LEGAL DESCRIPTION CONTAINS AN ERROR. THE CORRECT LEGAL DESCRIPTION IS AS FOLLOWS:

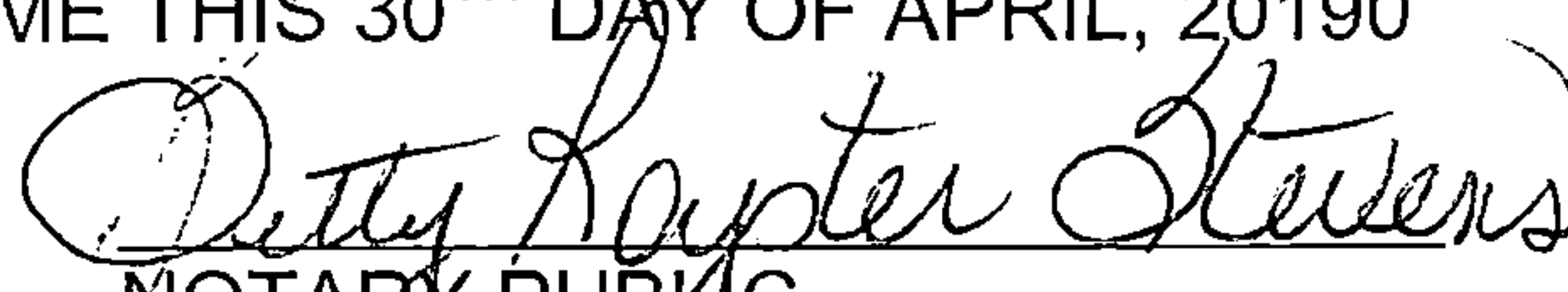
A PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 2 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION; THENCE WEST ALONG THE NORTH LINE OF SAME A DISTANCE OF 220.0 FEET; THENCE 49 DEGREES, 38 MINUTES TO THE LEFT IN A SOUTHWESTERLY DIRECTION OF 25.02 FEET; THENCE 80 DEGREES 46 MINUTES TO THE LEFT IN A SOUTHEASTERLY DIRECTION OF 150.00 FEET; THENCE 80 DEGREES 46 MINUTES TO THE RIGHT IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 247.63 FEET; THENCE 92 DEGREES 24 MINUTES TO THE LEFT IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 186.40 FEET; THENCE 17 DEGREES 40 MINUTES TO THE RIGHT IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 64.0 FEET; THENCE 105 DEGREES 35 MINUTES TO THE LEFT IN A NORTHEASTERLY DIRECTION A DISTANCE OF 393.98 FEET; THENCE 97 DEGREES 27 MINUTES TO THE RIGHT IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 119.49 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUE ALONG THE LAST NAMED COURSE A DISTANCE OF 33.48 FEET; THENCE 1 DEGREE 24 MINUTES TO THE RIGHT A DISTANCE OF 94.24 FEET; THENCE 85 DEGREES 44 MINUTES TO THE RIGHT IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 221.16 FEET; THENCE 100 DEGREES 59 MINUTES TO THE RIGHT IN A NORTHWESTERLY DIRECTION A DISTANCE OF 117.57 FEET; THENCE 76 DEGREES 28 MINUTES TO THE RIGHT A NORTHEASTERLY DIRECTION A DISTANCE OF 207.92 FEET TO THE POINT OF BEGINNING.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THIS THE 30TH DAY OF APRIL, 2019.


DAVID S. SNODDY

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30TH DAY OF APRIL, 2019

My commission expires:


NOTARY PUBLIC

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

