

**This Instrument was prepared by:**

**Joshua L. Hartman**


**P. O. Box 846**

**Birmingham, Alabama 35201**

**(C18080/FA-4123645)**

**STATE OF ALABAMA :**

**COUNTY OF SHELBY :**

  
20190604000191950 1/2 \$19.00  
Shelby Cnty Judge of Probate: AL  
06/04/2019 12:39:21 PM FILED/CERT

**SCRIVENER'S AFFIDAVIT**

**BEFORE ME**, the undersigned authority, personally appeared Joshua L. Hartman, who having been duly sworn, doth depose and say as follows:

1. My name is Joshua L. Hartman and I am an attorney licensed to practice law in the State of Alabama.
2. On or about the day of 21<sup>ST</sup> day of September, 2018, I prepared a Corporation Form Statutory Warranty Deed to be executed by SB DEV. CORP., which deed was so executed by its Authorized Representative, to William C. Edwards and Sandra G. Edwards, and which is now recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument No. 20180924000339710.
3. Following the recordation of the subject deed, upon a further review of the same I have determined that the subject deed contains a typographical error as the property therein described reads as follows:

Lot 876, according to the Survey of Riverwoods Eighth Sector Phase II Sector "E", as recorded in Map Book 46, Page 31, in the Probate Office of Shelby County, Alabama.

4. The correct legal description of the property conveyed, as aforesaid is as follows:

Lot 876, according to the Plat of Riverwoods Eighth Sector - Phase II Sector "E", as recorded in Map Book 46, Page 30, in the Probate Office of Shelby County, Alabama.

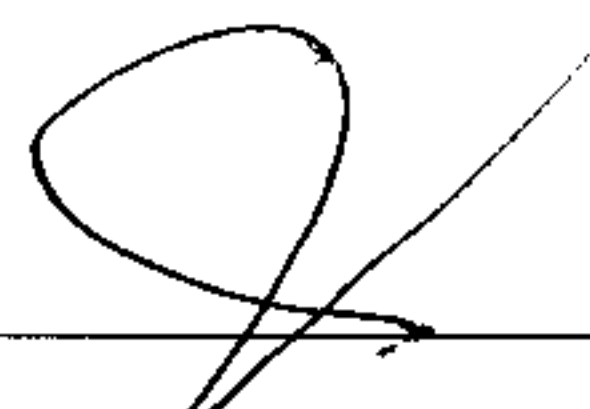
The subject real property being commonly known as 610 Riverwoods Landing, Helena, Alabama.

5. I made this Affidavit for purposes of stating that it was the intention of the Grantor, SB DEV. CORP., to convey to William C. Edwards and Sandra G. Edwards, that property as now correctly described in this Affidavit.

Further, Affiant sayeth not.

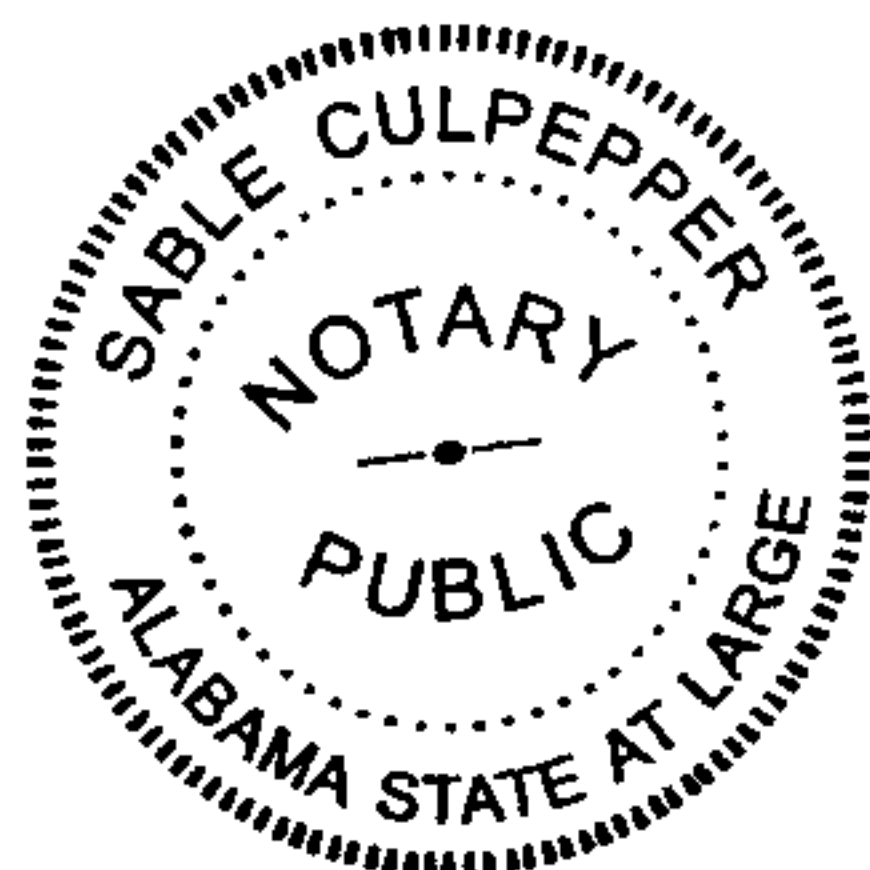
Dated this 17 day of May, 2019.

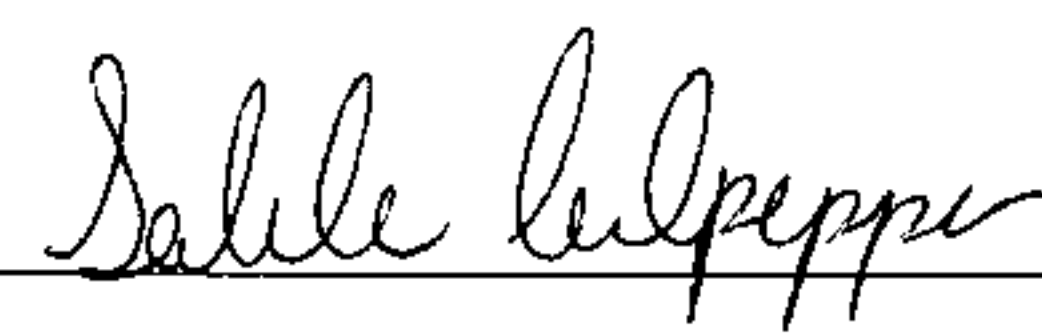
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\_\_\_\_\_  
Joshua L. Hartman – Affiant

**SUBSCRIBED AND SWORN TO** before me this 17<sup>th</sup> day of May, 2019.

(SEAL)



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 8/1/2020