

This Instrument was prepared by:

Joshua L. Hartman

P. O. Box 846

Birmingham, Alabama 35201

(CT-18-047/FA-4074689)

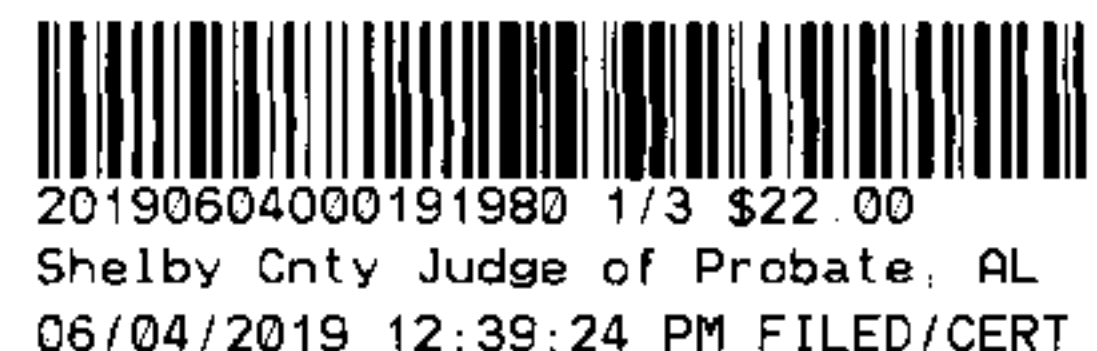
STATE OF ALABAMA :

COUNTY OF SHELBY :

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 3rd of August, 2018, I prepared a Corporation Form Statutory Warranty Deed to be executed by Lake Wilborn Partners, LLC, which deed was so executed by its Managing Member, to Robert Steven Carnohan and Karen Sue Carnohan, and which is now recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument No. 20180806000278450.



3. On or about the 3rd of August, 2018, I assisted in the preparation of a mortgage (by preparing and attaching the "Exhibit A", which contained the legal description of the property being mortgaged) executed by Robert Steven Carnohan and Karen Sue Carnohan to MERS, as sole nominee for Fairway Independent Mortgage Corporation, and which is now recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument No. 2018080600278460.

4. Following the recordation of the subject deed and mortgage, upon a further review of the same I have determined that the subject deed and mortgage contain a typographical error in the Instrument No. for the plat, as the legal description described reads as follows:

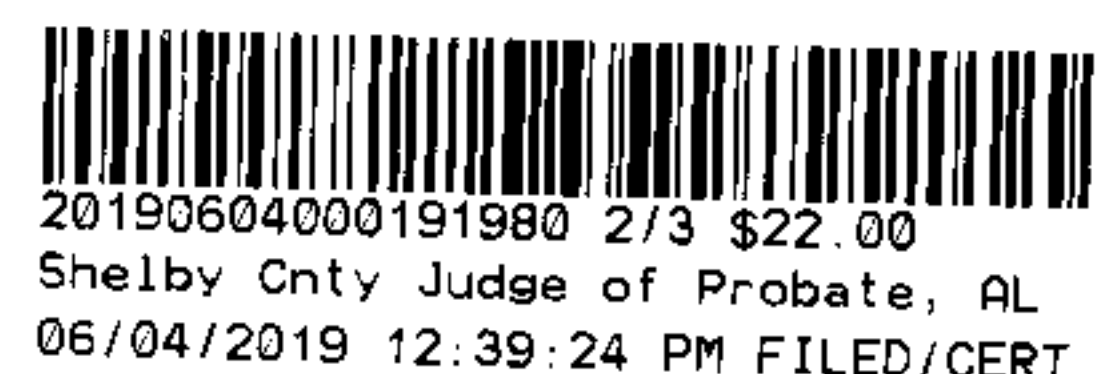
Lot 24, according to the Final Plat of the Subdivision of Lake Wilborn Phase 1B, as recorded in Map Book 48, page 85, as Inst. No. 20180516000169010 in the Probate Office of Shelby County, Alabama on March 14, 2018.

5. The correct legal description of the property conveyed and mortgaged, as aforestated is as follows:

Lot 24, according to the Final Plat of the Subdivision of Lake Wilborn Phase 1B, as recorded in Map Book 48, page 85, in the Probate Office of Shelby County, Alabama.

The subject real property being commonly known as 2057 Nunnley Pass, Hoover, Alabama.

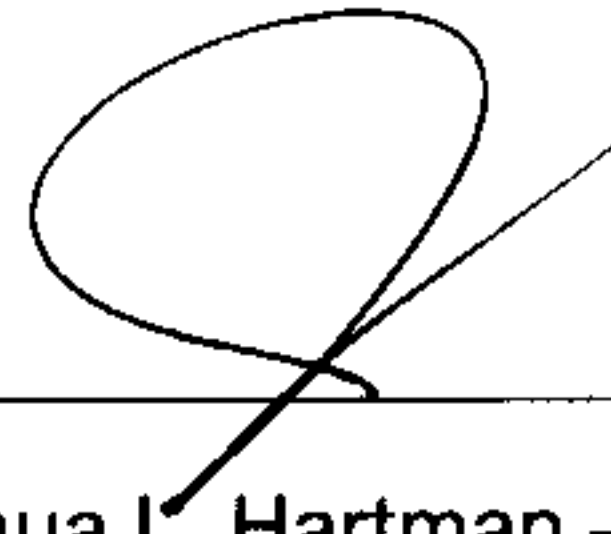
6. I made this Affidavit for purposes of stating that it was the intention of the Grantor, Lake Wilborn Partners, LLC, to convey to Robert Steven Carnohan and Karen Sue Carnohan, and it was the intention of Robert Steven Carnohan and Karen Sue Carnohan to mortgage to MERS, as sole nominee



for Fairway Independent Mortgage Corporation, that property as now
correctly described in this Affidavit.

Further, Affiant sayeth not.

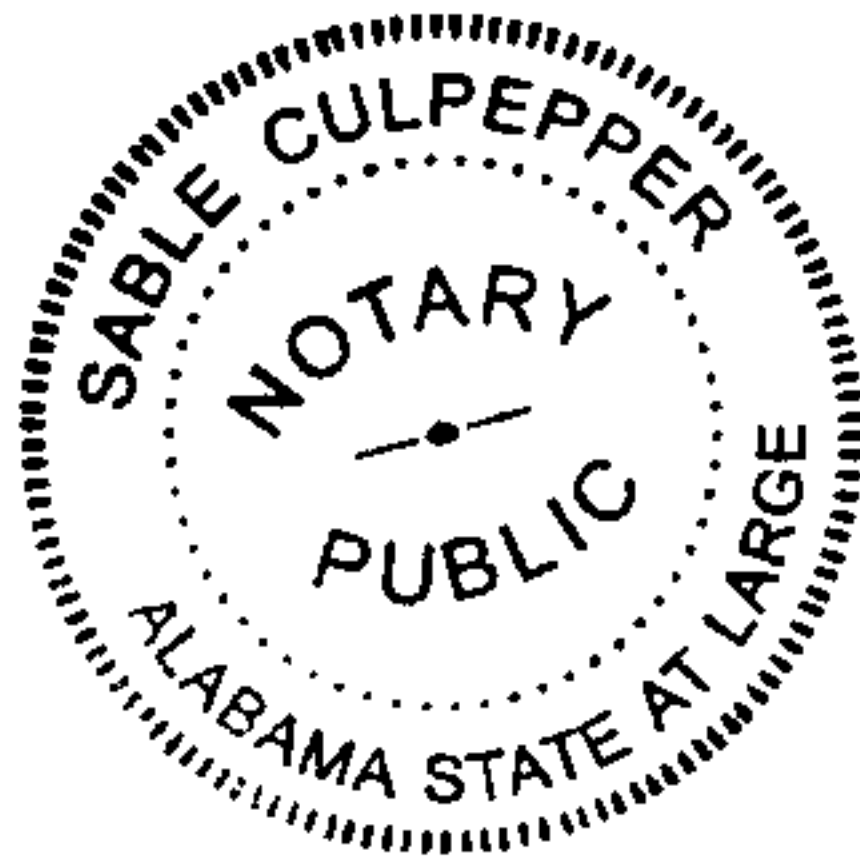
Dated this 17 day of May, 2019.



Joshua L. Hartman – Affiant

SUBSCRIBED AND SWORN TO before me this 17 day of May, 2019.

(SEAL)



Notary Public

My Commission Expires: 8/1/2020

20190604000191980 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
06/04/2019 12:39:24 PM FILED/CERT