

**This Instrument was prepared by:**

**Joshua L. Hartman**

**P. O. Box 846**

**Birmingham, Alabama 35201**

**(CT-18-037/FA-4047983)**


**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 17<sup>th</sup> day 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 Michael N. Lyons and Medy K. Lyons, and which is now recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument No. 20180820000296150.

  
20190604000191990 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
06/04/2019 12:39:25 PM FILED/CERT

3. On or about the 17<sup>th</sup> day 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 Michael N. Lyons and Medy K. Lyons to JPMorgan Chase Bank, N.A., and which is now recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument No. 20180820000296160.

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:

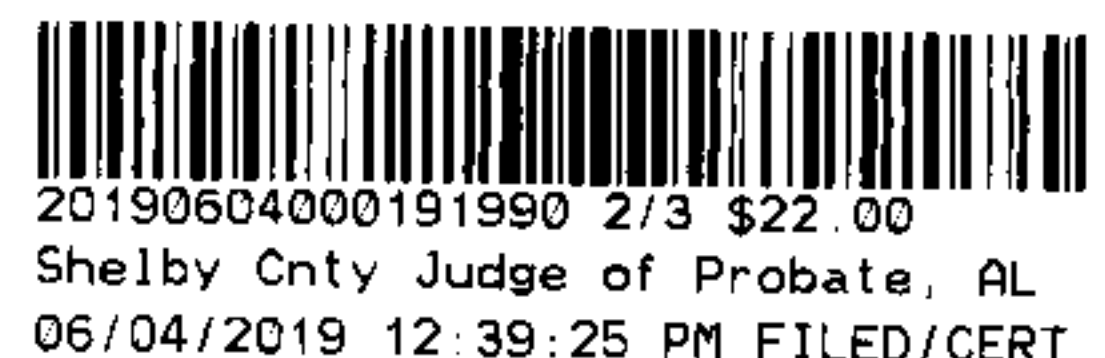
Lot 23, according to the Final Plat of the Subdivision of Lake Wilborn Phase 1B, as recorded in Map Book 48, page 85, as Inst. No. 20180305000071790 in the Probate Office of Shelby County, Alabama on March 1, 2018.

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

Lot 23, 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 2061 Nunnally 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 Michael N. Lyons and Medy K. Lyons, and it was the intention of Michael N. Lyons and Medy K. Lyons to mortgage to JPMorgan Chase Bank, N.A., that property as now correctly described in this Affidavit.



Further, Affiant sayeth not.

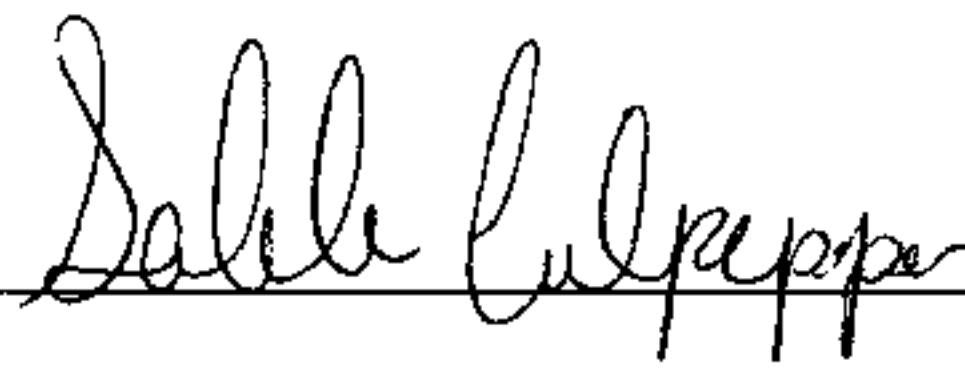
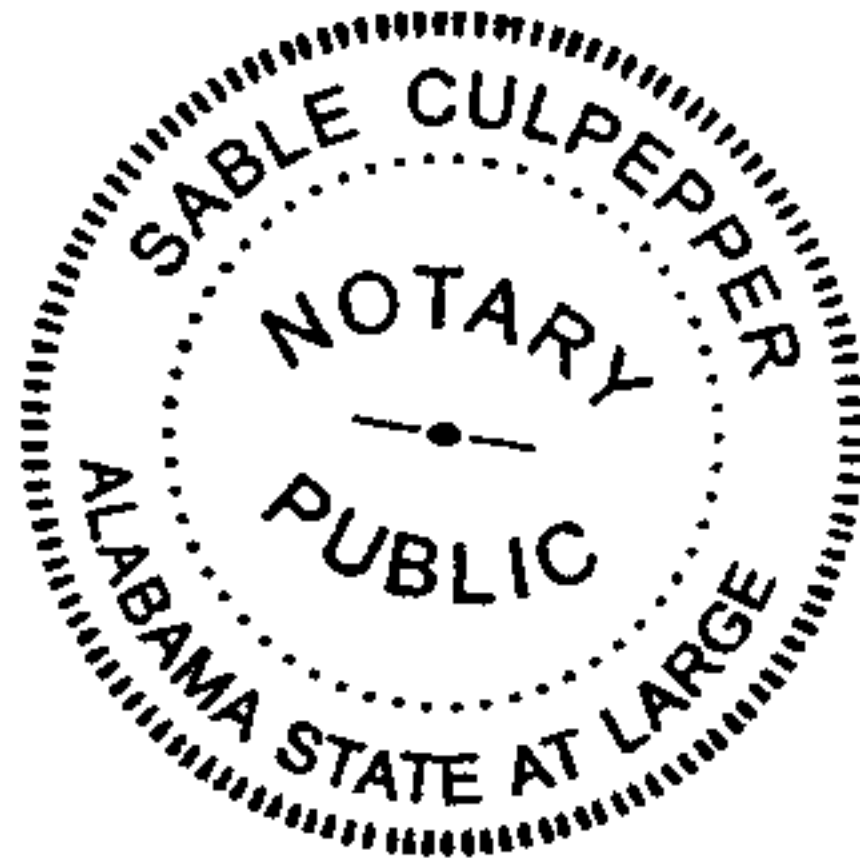
Dated this 17 day of May, 2019.



Joshua L. Hartman – Affiant

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

(SEAL)



Notary Public

My Commission Expires: 8/1/2020



201906040000191990 3/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
06/04/2019 12:39:25 PM FILED/CERT