

20190729000270720  
07/29/2019 12:47:44 PM  
AFFID 1/2

After Recording, Return To:  
BBVA USA  
Mail Code: AL-BI-SC-LLE  
P.O. Box 10566  
Birmingham, Alabama 35296

---

[Space Above This Line for Recording Data]

---

## SCRIVENER'S ERROR AFFIDAVIT

STATE OF ALABAMA

§

§

COUNTY OF SHELBY

§

This scrivener's error affidavit is recorded to correct a non-material clerical error in a recorded original instrument. A person with personal knowledge of the facts relevant to the correction has prepared or executed this correction instrument.

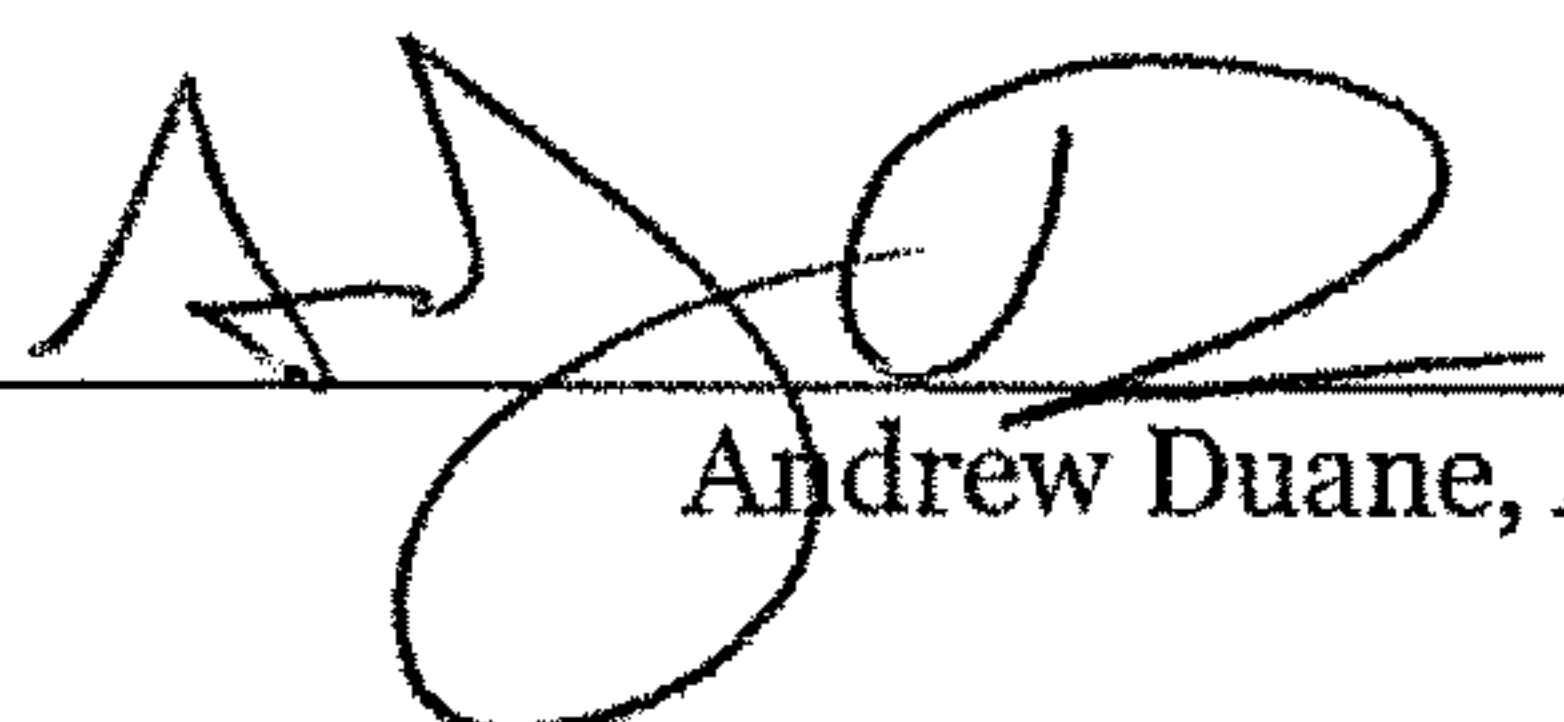
### DESCRIPTION OF THE ORIGINAL INSTRUMENT

Recording Information:	Document Number 20190610000202620 of the Official Public Records of Shelby County, Alabama
Recording Date:	06/10/2019
Instrument Type:	Mortgage
Grantor:	Shivani Viradia and Margish Kotadiya, husband and wife as joint tenants with right of survivorship
Grantee:	Compass Bank
Grantee's Address:	P.O. Box 10566, Birmingham, Alabama, 35296
Legal Description:	<b>LOT 18, ACCORDING TO THE SURVEY OF FINAL PLAT OF THE MIXED USE SUBDIVISION, INVERNESS HIGHLANDS AS RECORDED IN MAP BOOK 34, PAGE 45 IN THE PROBATE OFFICE OF SHELBY COUNTY, TEXAS.</b>

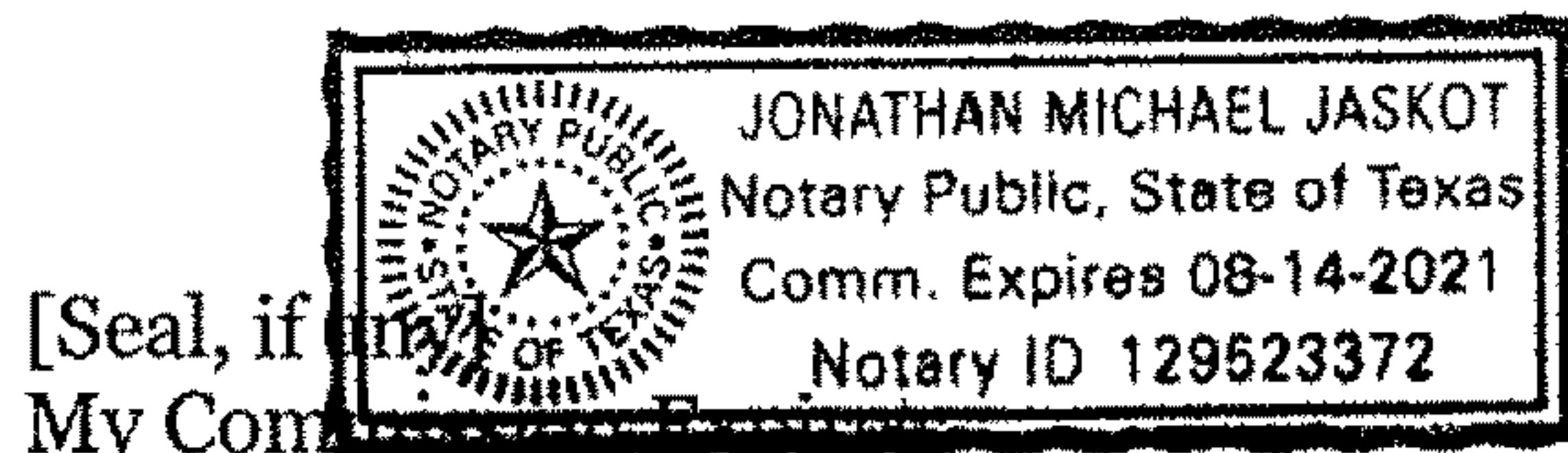
**DESCRIPTION OF ERROR AND CORRECTION IN THE ORIGINAL INSTRUMENT**

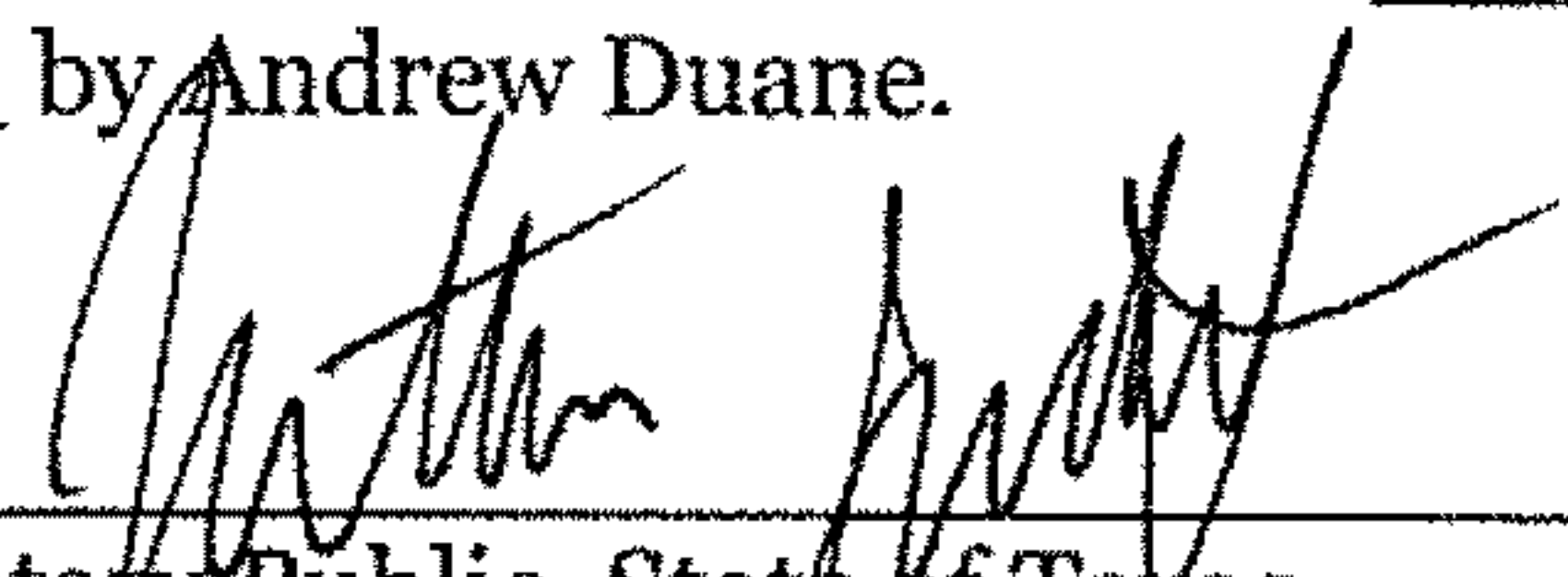
Before me, the undersigned authority, personally appeared Andrew Duane (the "Affiant") who on oath swears that the following statements are true and correct and are within the personal knowledge of the Affiant.

1. My name is Andrew Duane, and I am over the age of eighteen years and am duly qualified to execute this Scrivener's Error Affidavit.
2. I am an authorized representative of the lender, BBVA USA, and I (or someone under my supervision) reviewed the Original Instrument as a part of the loan closing process and I have knowledge of the facts and circumstances set forth herein.
3. This is a scrivener's error affidavit regarding the following non-material change resulting from a clerical or inadvertent error in the Original Instrument. **The name of the lender, BBVA USA, was misidentified as "Compass Bank". Effective on or before the closing date, the entity changed its name from "Compass Bank" to "BBVA USA".**
4. **To correct such error, any reference to "Compass Bank" in the Deed of Trust/Mortgage, Note, or any other loan document or Closing Disclosure or other document included in the package of documents signed or provided at closing is hereby corrected to properly refer to such entity as "BBVA USA". In addition, the parenthetical "(formerly known as Compass Bank)" is hereby inserted following the name "BBVA USA" to make clear that (i) this is a simple name change correction for the lender and (ii) BBVA USA and Compass Bank are, in fact, the same legal entity.**
5. I hereby certify that I have given notice of this correction of the Original Instrument by sending a copy of the Scrivener's Error Affidavit by first class mail, email, or other reasonable means to each party of the Original Instrument.

  
\_\_\_\_\_  
Andrew Duane, Affiant

SWORN TO, SUBSCRIBED, and ACKNOWLEDGED before me on this 24<sup>th</sup> day of July 2019 by Andrew Duane.



  
\_\_\_\_\_  
Notary Public, State of Texas  
Notary Name Printed: Jonathan Jaskot



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/29/2019 12:47:44 PM  
\$20.00 CATHY  
20190729000270720

*Allen S. Bayl*