

SCRIVENER'S AFFIDAVIT

**STATE OF ALABAMA
COUNTY OF SHELBY**

Before me, the undersigned, a Notary Public in and for said State and County personally appeared B. Christopher Battles, who, being by me first duly sworn, deposes and says as follows:

My name is B. Christopher Battles. My office prepared a deed from Khalika Nichole Hollins to John Kronberg on July 14, 2019. Said deed was recorded in **Instrument #20190725000266470**, filed in the Office of the Judge of Probate of Shelby County, Alabama, on July 25, 2019.

Further, my office closed a mortgage simultaneously therewith from John Kronberg to Renasant Bank on July 16, 2019. Said mortgage was recorded in **Instrument #20190725000266480**, filed in the Office of the Judge of Probate of Shelby County, Alabama, on July 25, 2019.

Our office was responsible for providing the legal description in the above-referenced deed and attaching the legal description to the above-referenced mortgage. An error was contained in the legal description on said deed and mortgage which read as follows:

Unit "A" of Lot 2 of Chandalar South Townhouses as recorded in Map Book 7, Page 166 A&B, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, thence North along the east line of said 1/4 1/4 section, a distance of 100.05 feet; thence left 88° 06' 15", in a Westerly direction a distance of 404.70 feet; thence turn right 55°23' Northwesterly for 194.91 feet to the most Southerly corner of Lot 2; thence turn right 90° 00' Northeasterly along the Southwesterly line of said Lot 2 for 110.00 feet to the most Easterly corner of said Lot 2; thence turn left 90°00' Northwesterly along the Northeasterly line of said Lot 2 for a distance of 14.88 feet to a point; thence 90°left and run in a Southwesterly direction for a distance 22.20 feet to the point of beginning; said point being further identified as being the point of intersection of the centerline of the wood fence enclosing the fronts of Units "A", "B", "C" and "D" and the centerline of the wood fence joining the Southeast corner of Unit "A"; thence continue in a Southwesterly direction along the centerline offence, party wall and fence, being the Southeast side of Unit "A" for a distance of 68.07 feet to the most Southerly corner of the fence enclosing the backs of units "A" "B", "C" and "D"; thence right in a Northwesterly direction along the centerline of last described wood fence for a distance of 26.30 feet to the intersection with a wood fence common to Units "A" and "B"; thence right in a Northeasterly direction along the centerline of the fence, party wall and fence common to Units "A" and "B" a distance of 68.24 feet to an intersection with the centerline of the fence enclosing the fronts of Units "A", "B", "C" and "D"; thence right in a Southeasterly direction along the centerline of last described fence a distance of 26.48 feet to the point of beginning.

Whereas the legal description on the deed and mortgage should read as follows:

Unit "C" of Lot 2 of Chandalar South Townhouses as recorded in Map Book 7, Page 166 A&B, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, thence North along the east line of said 1/4 1/4 section, a distance of 100.05 feet; thence left 88° 06' 15", in a Westerly direction a distance of 404.70 feet; thence turn right 55°23' Northwesterly for 194.91 feet to the most Southerly corner of Lot 2; thence turn right 90° 00' Northeasterly along the Southwesterly line of said Lot 2 for 110.00 feet to the most Easterly corner of said Lot 2; thence turn left 90°00' Northwesterly along the Northeasterly line of said Lot 2 for a distance of 14.88 feet to a point; thence 90°left and run in a Southwesterly direction for a distance 22.20 feet to the point of beginning; said point being further identified as being the point of intersection of the centerline of the wood fence enclosing the fronts of Units "A", "B", "C" and "D" and the centerline of the wood fence joining the Southeast corner of Unit "A"; thence continue in a Southwesterly direction along the centerline offence, party wall and fence, being the Southeast side of Unit "A" for a distance of 68.07 feet to the most Southerly corner of the fence enclosing the backs of units "A" "B", "C" and "D"; thence right in a Northwesterly direction along the centerline of last described wood fence for a distance of 26.30 feet to the intersection with a wood fence common to Units "A" and "B"; thence right in a Northeasterly direction along the centerline of the fence, party wall and fence common to Units "A" and "B" a distance of 68.24 feet to an intersection with the centerline of the fence enclosing the fronts of Units "A", "B", "C" and "D"; thence right in a Southeasterly direction along the centerline of last described fence a distance of 26.48 feet to the point of beginning.

This affidavit is given for the purpose of correcting the errors in said Deed and Mortgage and confirming said errors were typographical errors.

Further affiant sayeth not.



B. CHRISTOPHER BATTLES

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that whose name is signed B. Christopher Battles to the foregoing document, and who is known to me acknowledged before me on this date, that being informed of the contents of this document she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 16 day of September, 2019.



NOTARY PUBLIC

My Commission Expires: _____

PREPARED BY:

B. Christopher Battles
3150 Highway 52, West
Pelham, AL 35124

CHRISTINA NORWOOD
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
July 23, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2019 03:25:12 PM
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Allen S. Bayl