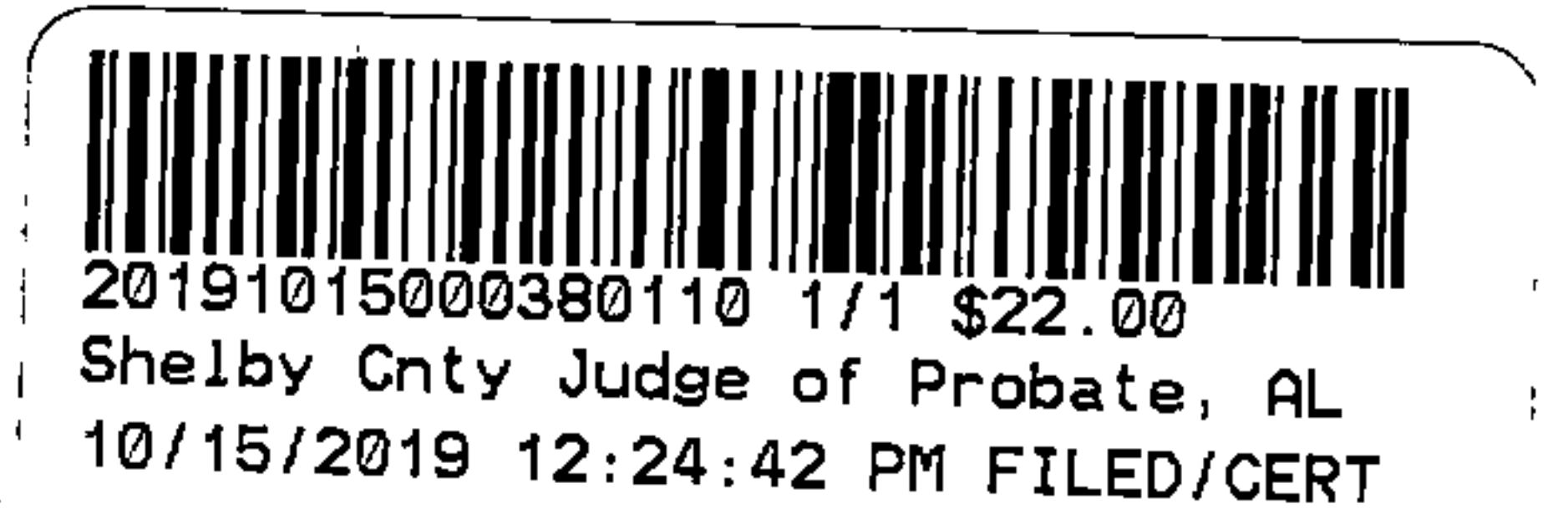


SCRIVENERS AFFIDAVIT

STATE OF ALABAMA
COUNTY OF JEFFERSON



BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND IN SAID STATE, HEREBY CERTIFY THAT BEFORE ME PERSONALLY APPEARED DAVID S. SNODDY, WHO IS KNOWN TO ME, AND WHO BEING BY ME FIRST DULY SWORN DOES ON HIS OATH DEPOSE AND SAY AS FOLLOWS:

MY NAME IS DAVID S. SNODDY AND I AM A PRACTICING ATTORNEY IN THE CITY OF BIRMINGHAM, JEFFERSON COUNTY, ALABAMA. ON JULY 26, 2019, WHILE A MEMBER OF THE LAW FIRM OF THE SNODDY LAW FIRM, LLC, I DID PREPARE THAT CERTAIN DEED FROM MARGARET EADS TO LAWRENCE W. MARTIN, JR. AND EVE TREVINO MARTIN. SAID DEED WAS FILED OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY, ALABAMA, IN INSTRUMENT # 20190805000280650, ON AUGUST 5, 2019 ON THE FOLLOWING DESCRIBED PROPERTY:

LOT 4-39, ACCORDING TO THE MAP AND SURVEY OF CHELSEA PARK 4TH SECTOR, AS RECORDED IN MAP BOOK 34, PAGE 147 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS OF CHELSEA PARK, A RESIDENTIAL SUBDIVISION, EXECUTED BY THE GRANTOR AND FILED FOR RECORD AS INST. NO. 20041014000566950 AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHELSEA PARK 4TH SECTOR EXECUTED BY GRANTOR AND CHELSEA PARK RESIDENTIAL ASSOCIATION, INC., AND RECORDED AS INST. NO. 20050425000195430 (WHICH, TOGETHER WITH ALL AMENDMENT THERETO, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

SUBJECT DEED IS DEFECTIVE IN THAT THE MARITAL STATUS WAS OMITTED ON THE GRANTOR. GRANTOR SHOULD READ AS FOLLOWS:

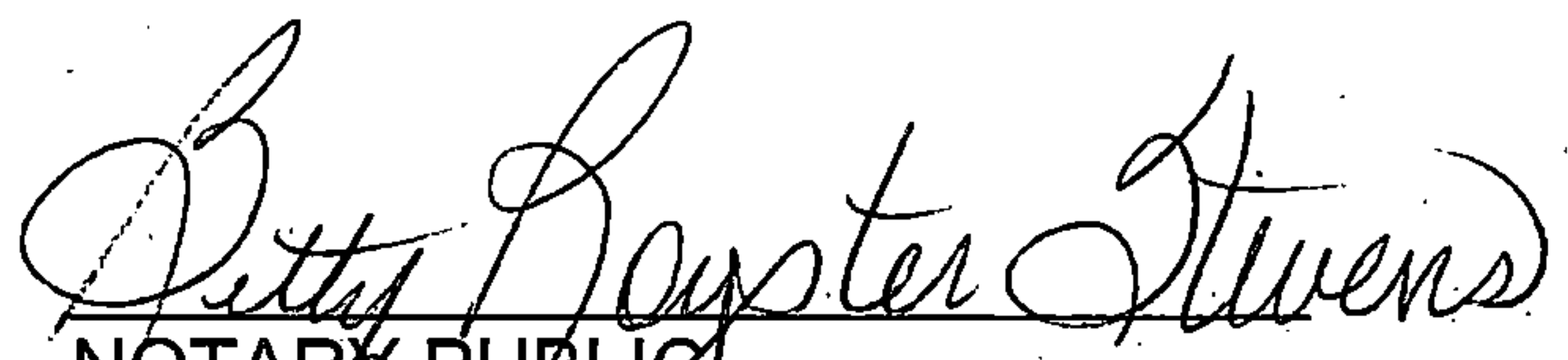
MARGARET EADS, AN UNMARRIED INDIVIDUAL

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THIS THE 11TH DAY OF OCTOBER, 2019.


DAVID S. SNODDY

SWORN TO AND SUBSCRIBED BEFORE ME THIS 11TH DAY OF OCTOBER, 2019.

My commission expires:


NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

