

## SCRIVENER'S AFFIDAVIT

**Grantee/Lender:** Guild Mortgage Company, a California Corporation  
**Grantor/Borrower:** Russell E. Mims  
**Property:** 98 L And M Trace, Shelby, AL 35143  
**Loan No.:** 744-1001338

**STATE OF ALABAMA** )

**COUNTY OF SHELBY** )

I, Juan David Canseco, Document Corrections Manager of Guild Mortgage Company, a California Corporation, the affiant herein, being of lawful age and first duly sworn upon oath depose and state as follows:

1. That the following legal document was prepared by Guild Mortgage Company, a California Corporation, for recording in the public records: **Mortgage** recorded on **January 9, 2019** as Document Number **20190109000009000** of the Real Property Records of **Shelby County, Alabama**.
2. The correct legal description for the property is:  
**SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION**

That the above-described document contains the following Scrivener's error: **Manufactured Housing Unit Rider to the Mortgage/Deed of Trust/Security Instrument states the Width & Length as 1460.**

To be correct and consistent with all parties' intentions, the referenced document should have stated: **Width & Length: 24' x 54'5"**

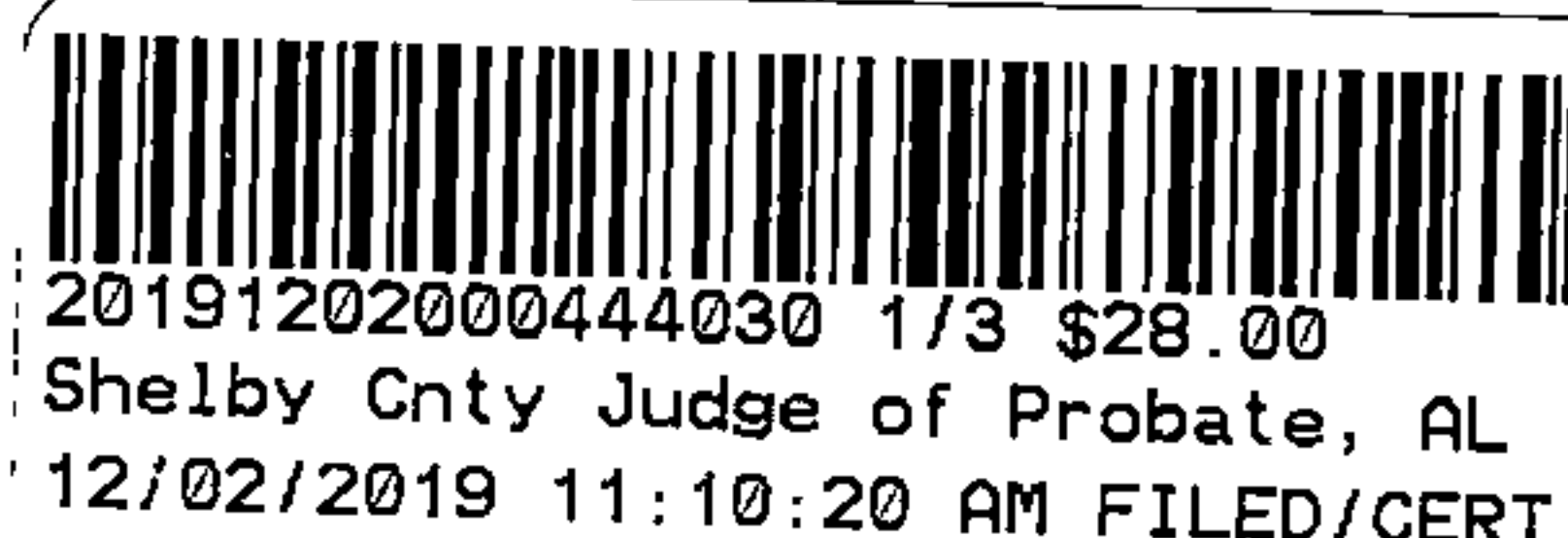
That he knows of his own personal knowledge that the correction stated in this Scrivener's Affidavit is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said document.

FURTHER AFFIANT SAYS NOT.

By: \_\_\_\_\_

Juan David Canseco

Its: Document Corrections Manager

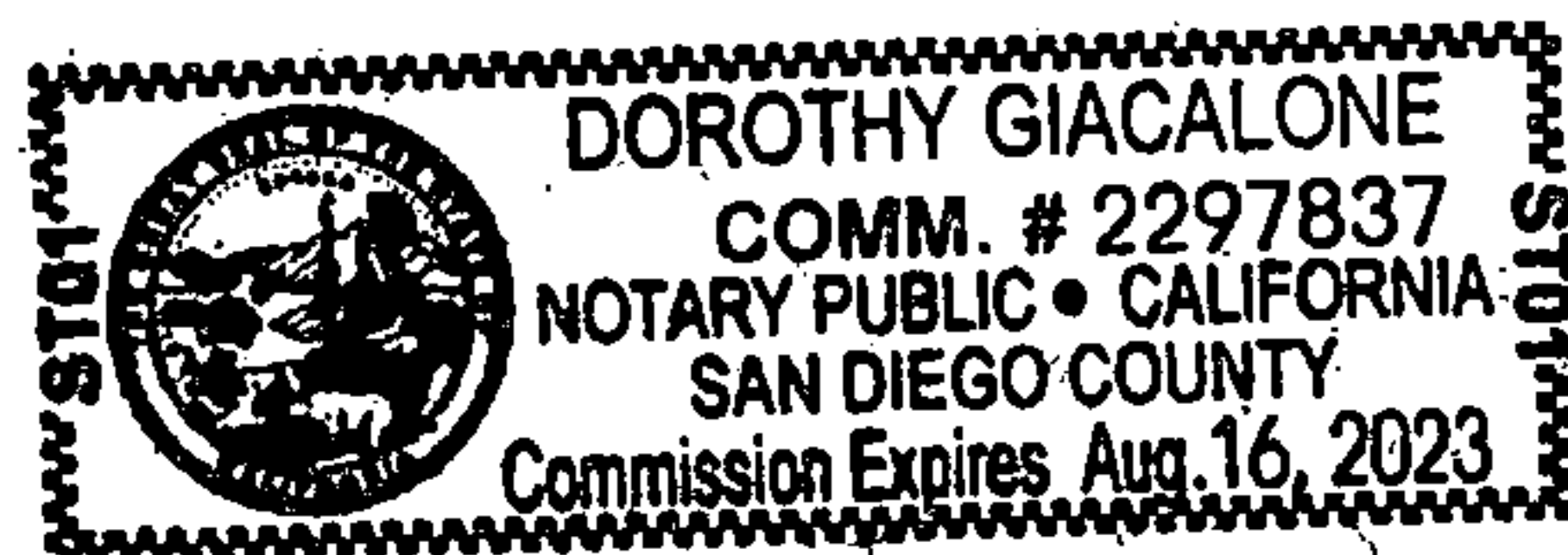


A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Diego

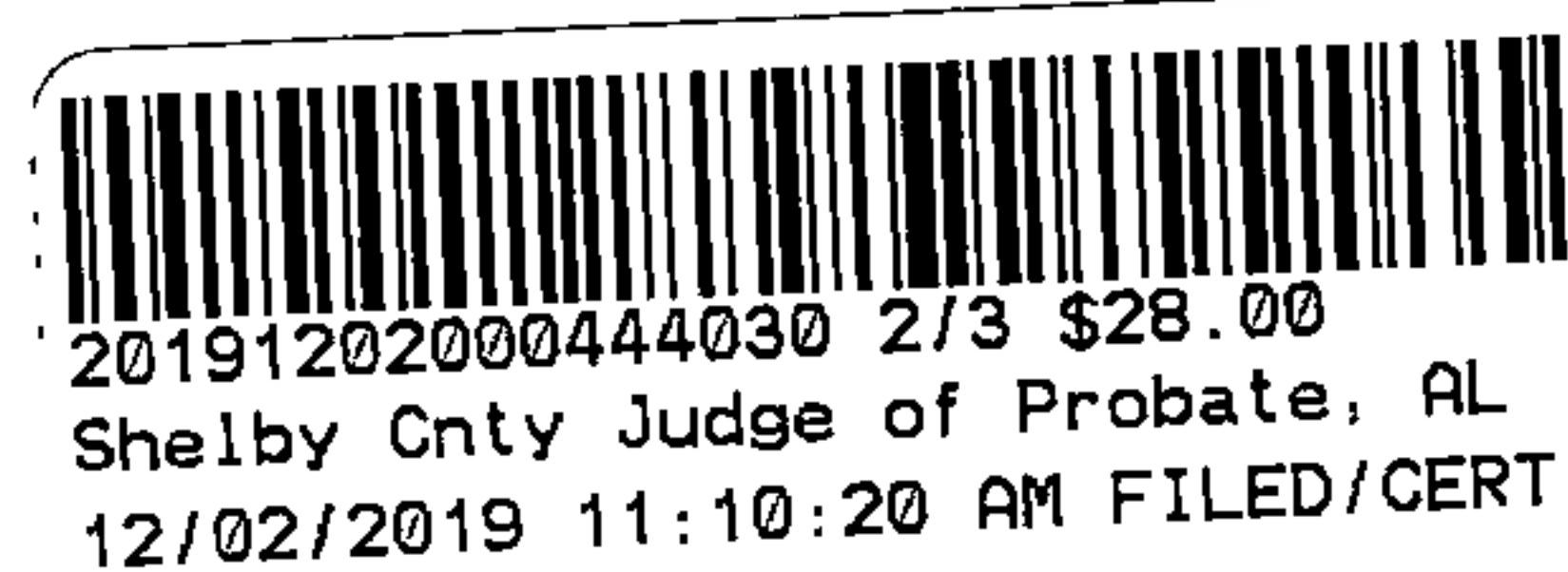
Subscribed and sworn to before me, on this 26th day of November, 2019,  
by Juan David Canseco on behalf of Guild Mortgage Company, a California Corporation.

Dorothy Giacalone  
Notary Public, State of California  
Printed Name of Notary: Dorothy Giacalone, Notary Public  
My Commission Expires: August 16, 2023



Return to:

**Guild Mortgage Company**  
**Attn: Doc Corrections Dept., 4<sup>th</sup> FL**  
**5898 Copley Drive**  
**San Diego, CA 92111**



## EXHIBIT "A"


---

A parcel of land situated in the SE  $\frac{1}{4}$  of Section 2, Township 24 North, Range 15 East, being a part of Lot 9 of the Murphy's Fishing Camp Subdivision as recorded in Map Book 3, Page 72 in the Probate Office of Shelby County, Alabama as follows:

Commence at the NE corner of Section 2 and go South 07 degrees 23 minutes 55 seconds West along the East boundary of said Section for 4200.00 feet; thence North 54 degrees 37 minutes 17 seconds West for 503.82 feet to an existing iron pin on the bank of Lay Lake and the point of beginning; thence North 42 degrees 57 minutes 32 seconds West for 203.80 feet to the South boundary of L & M Trace Road; thence South 77 degrees 13 minutes 29 seconds West along said South boundary for 100.30 feet to the centerline of Shraders Mill Road; thence South 13 degrees 08 minutes 07 seconds East along said centerline for 143.04 feet; thence South 60 degrees 55 minutes 21 seconds East along said centerline for 116.78 feet; thence North 55 degrees 55 minutes 39 seconds East for 123.31 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL NO.: 33-1-02-0-001-014.001

THIS IS A PURCHASE MONEY MORTGAGE. THE ENTIRE PROCEEDS ARE BEING APPLIED TO THE PURCHASE PRICE OF THE HEREIN DESCRIBED REAL PROPERTY BEING CONVEYED SIMULTANEOUSLY HERewith.

  
20191202000444030 3/3 \$28.00  
Shelby Cnty Judge of Probate, AL  
12/02/2019 11:10:20 AM FILED/CERT