

**SCRIVENER'S AFFIDAVIT**

**STATE OF ALABAMA**

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**SHELBY COUNTY**

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COMES NOW, the Affiant, Rosalyn London, who is over the age of 19 years old, of sound mind, and possessed of personal knowledge as to the information represented in this Affidavit. Said Affiant makes this Affidavit, stating as follows:

"I, Rosalyn London, in my capacity in the position of Foreclosure Manager – Retail Default Services of BBVA USA, which entity was formerly known as Compass Bank, am presently tasked with the review of mortgage loan files that are processed through my Department at BBVA USA. Further, I have access to all of the applicable mortgage loan files and related records, as they are maintained in the business records of BBVA USA in the regular course of its daily operations. More specifically, I have reviewed the applicable business records of BBVA USA as it relates to that certain modification of mortgage dated the 21st day of July, 2005 and executed between Aree Frederick, a single person, and Compass Bank, to raise the amount secured by the underlying mortgage to the amount of Seventy Thousand and no/100 Dollars (\$70,000.00), which said modification of mortgage was recorded on the 19th day of August, 2005 in the Official Records in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument 20050819000427850.

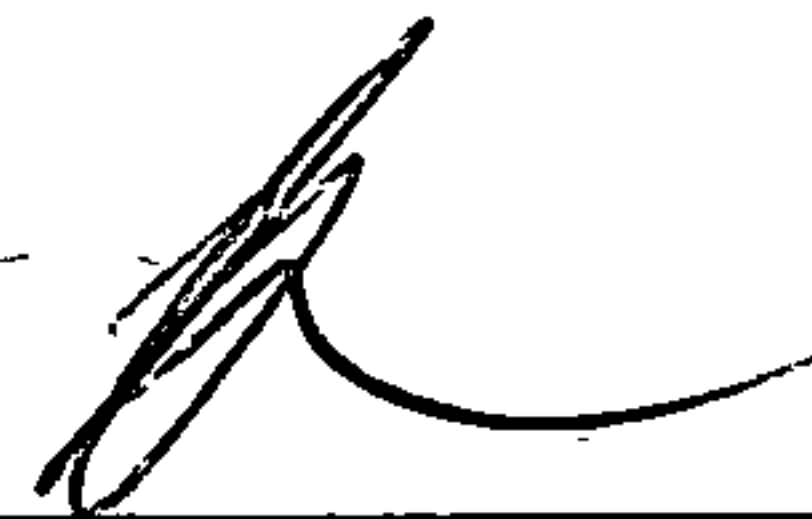
Based on my review of the aforesaid modification of mortgage, I am aware that the same did not adequately express the mutual intention of the parties thereto in that the aforesaid modification of mortgage contained an unintentional typographical error in the



referenced address applicable the subject property to be encumbered thereby, which was identified as "150 HOLLOWAY DRIVE, MONTEVALLO, AL 35115." Instead, the correct address should have been identified as, and is, "150 HOLLOWAY HILL DRIVE, MONTEVALLO, AL 35115."

I am submitting this affidavit for recordation in the official records of the Judge of Probate of Shelby County, Alabama to establish the correct legal description."

Further affiant sayeth naught.



(signed)

ROSALYN LONDON - Affiant  
Foreclosure Manager – Retail Default Services  
BBVA USA

STATE OF ALABAMA     )  
                                      )  
JEFFERSON COUNTY     )

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Rosalyn London, whose name is signed to the foregoing affidavit and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument and being possessed of full authority to execute the same in the capacity set forth herein, she, in said capacity, voluntarily executed this instrument on the day the same bears date.

Given under my hand and official seal this 17 day of December, 2019.

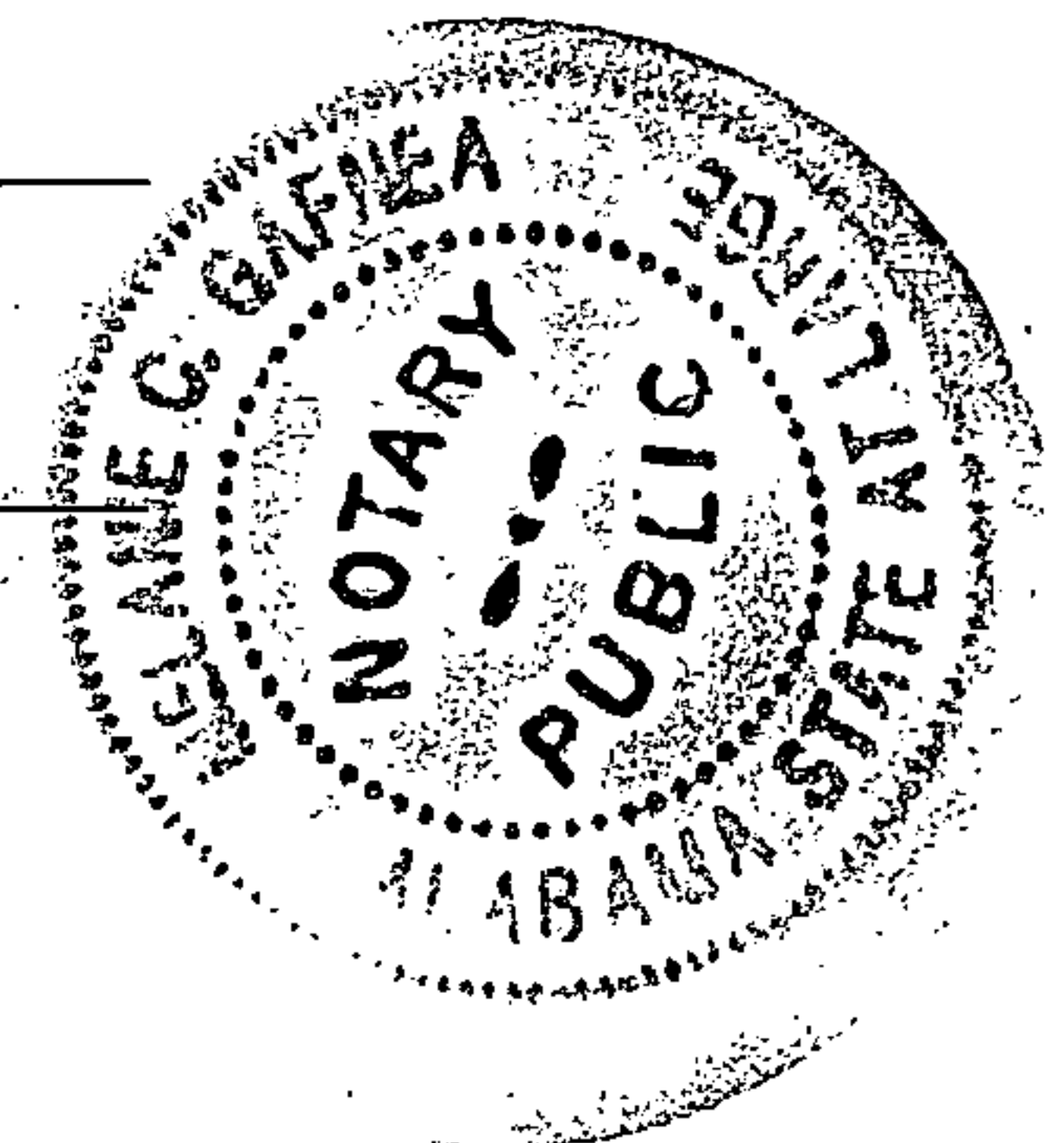
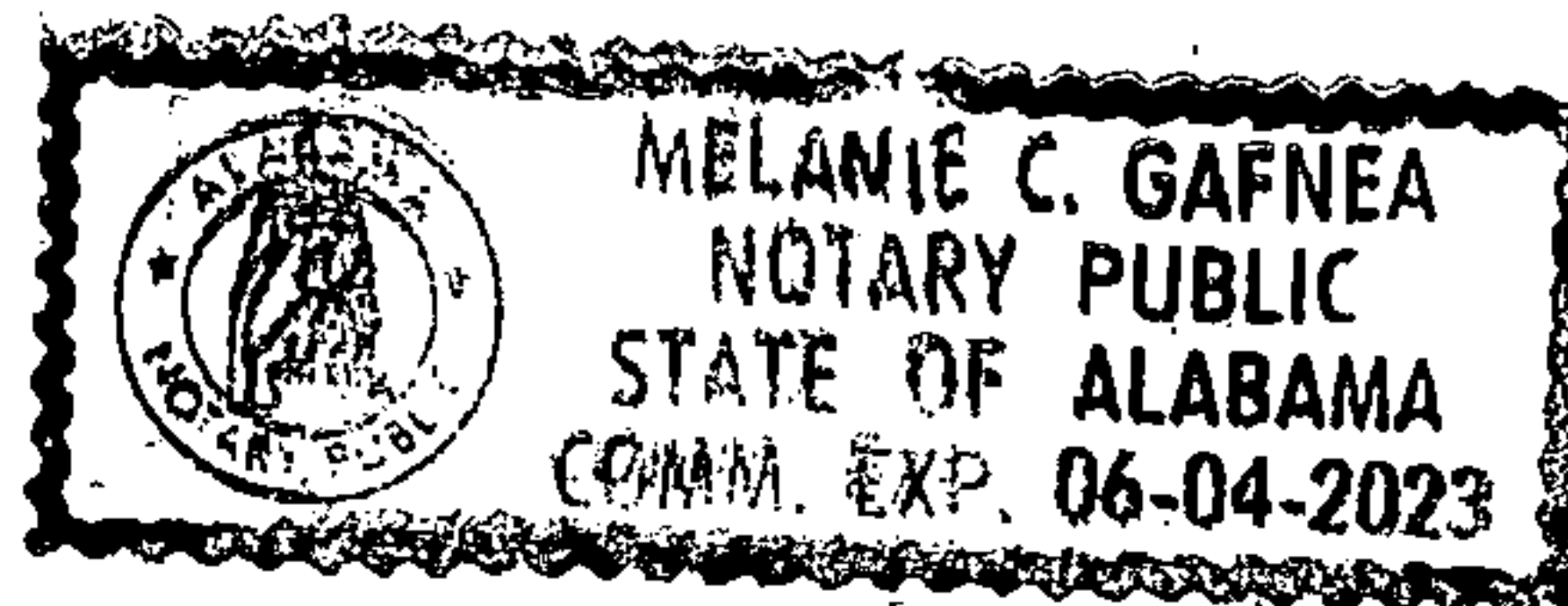


NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

***THIS INSTRUMENT PREPARED BY:***

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RRL File 1371.0167



Upon recordation, please return this instrument to the above-identified preparer.

