


This instrument prepared by:
Kenneth D. Davis
700 Towncenter Blvd., Suite 4
Tuscaloosa, AL 35406

STATE OF ALABAMA

COUNTY OF SHELBY


20200224000072530 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
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SCRIVENER'S AFFIDAVIT

Before me the undersigned notary public in and for the State of Alabama at Large, personally appeared this day, A. Eric Johnston, who being by me first duly sworn, deposes and states as follows:


I prepared that certain deed executed by James Corley Parsons and Jason Thomas Parsons, as Trustees of the South Oak Trust to Jason Thomas Parsons dated December 12, 2019 and recorded on December 18, 2019 in Instrument No. 20191218000469560 in the Probate Office of Shelby County, Alabama. There is an error in the legal description set forth in said deed.

The purpose of this affidavit is to correct the legal description for Parcel I. The correct legal description of Parcel I is attached in Exhibit A.

Dated this 18th day of February, 2020.


A. Eric Johnston

Sworn to and subscribed before me on this
the 18th day of February, 2020.


Notary Public

My Commission Expires: 12-14-2020

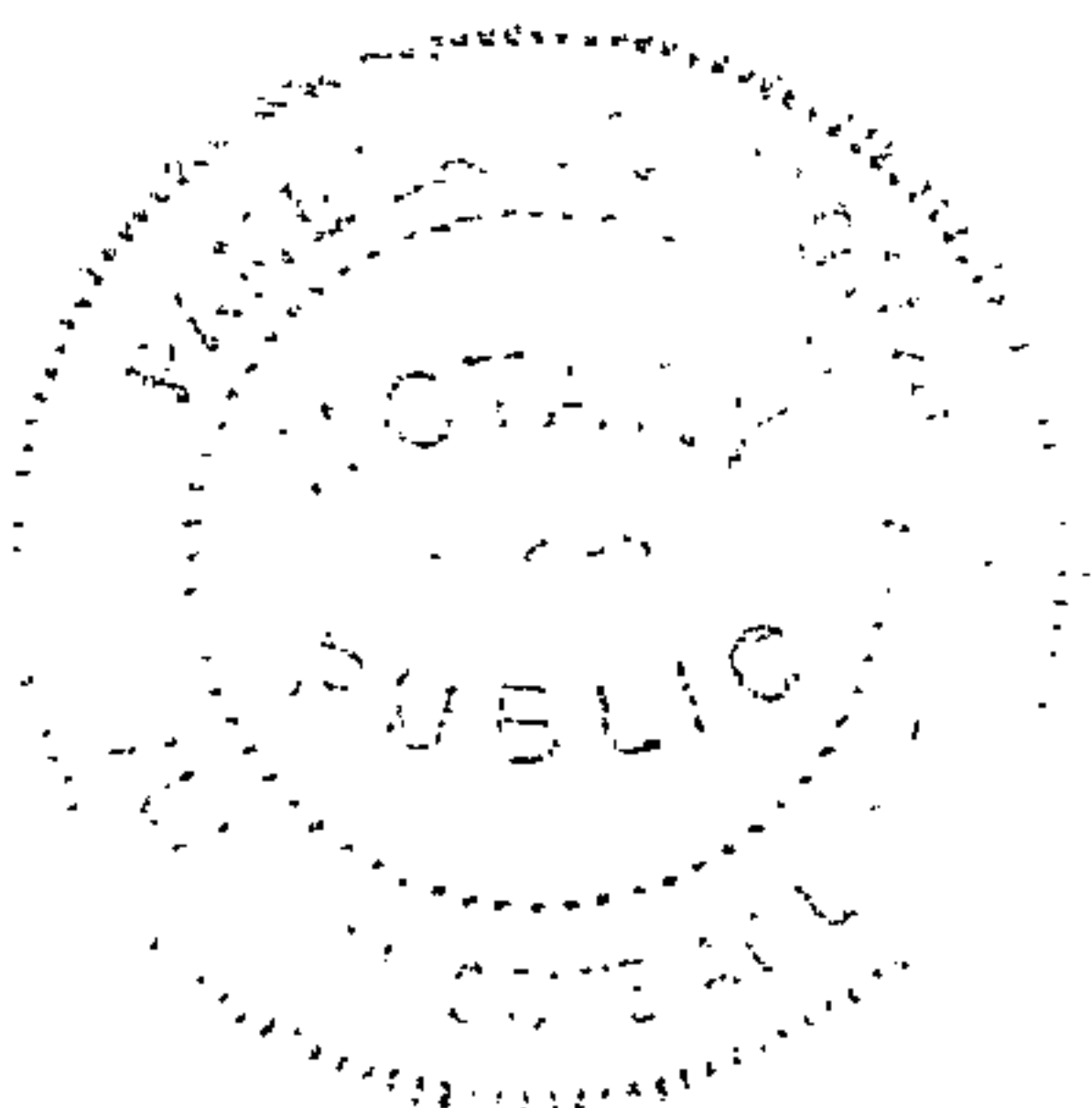


Exhibit A

Parcel I

Commence at a ½" rebar in place being the Northeast corner of Section 12, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South 00° 12' 50" West along the East boundary of said section for a distance of 3300.50 feet to the point of beginning. From this beginning point proceed North 79° 19' 59" East for a distance of 326.09 feet; thence proceed South 62° 02' 26" East for a distance of 515.62 feet; thence proceed South 56° 08' 48" West for a distance of 1375.13 feet (set ½" rebar); thence proceed North 57° 41' 02" West for a distance of 471.22 feet (set ½" rebar); thence proceed North 00° 38' 07" West for a distance of 539.43 feet (set ½" rebar); thence proceed North 79° 19' 59" East for a distance of 791.40 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southeast one-fourth and the Southeast one-fourth of the Southeast one-fourth of Section 12, Township 19 South, Range 1 East, and the Northwest one-fourth of the Southwest one-fourth and the Southwest one-fourth of the Southwest one-fourth of Section 7, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 20.5 acres.

Also, a 40 foot easement for ingress and egress connecting the above described tract of land to Shelby County Highway No. 55, said description of the 40 foot easement being along the Center line of the aforementioned gravel and chert road and being more particularly described as follows:

Commence at the NW corner of Section 7, Township 19 South, Range 1 East, Shelby County, Alabama and proceed South 3 deg. 32 min. 53 sec. West along the West boundary of Section 7 for 3040.41 feet; thence proceed South 87 deg. 40 min. 20 sec. West, 1292.48 feet to a point in the center of an existing gravel and chert road, said point being the Point of Beginning of herein described 40 foot easement; thence from said Point of Beginning continue along the center of said easement the following courses: North 38 deg. 24 min. 38 sec. West, 284.20 feet; North 71 deg. 18 min. 28 sec. West, 473.59 feet; South 87 deg. 11 min. 02 sec. West, 248.79 feet; South 51 deg. 52 min. 37 sec. West, 188.06 feet; South 72 deg. 01 min. 05 sec. West, 185.93 feet; South 86 deg. 21 min. 57 sec. West, 287.03 feet; South 59 deg. 15 min. 22 sec. West, 73.17 feet; South 10 deg. 44 min. 14 sec. East, 202.24 feet; South 25 deg. 14 min. 07 sec. West, 143.45 feet; South 55 deg. 14 min. 45 sec. West, 148.56 feet; North 84 deg. 39 min. 28 sec. West, 428.95 feet; North 66 deg. 50 min. 23 sec. West, 314.49 feet; South 83 deg. 21 min. 22 sec. West, 318.01 feet; South 34 deg. 12 min. 40 sec. West, 169.53 feet; South 43 deg. 33 min. 50 sec. West, 186.27 feet; South 20 deg. 01 min. 40 sec. West 136.67 feet; North 81 deg. 47 min. 00 sec. West, 64.16 feet; North 7 deg. 14 min. 28 sec. East, 304.17 feet; North 4 deg. 36 min. 44 sec. West, 191.11 feet; North 8 deg. 11 min 19 sec. East, 206.92 feet; North 8 deg. 58 min. 53 sec. West, 195.50 feet; North 0 deg. 32 min. 09 sec. West, 414.23 feet; North 25 deg. 27 min. 50 sec. West, 111.40 feet; North 37 deg. 17 min. 22 sec. West, 521.14 feet; North 21 deg. 47 min. 52 sec. West, 653.52 feet; North 41 deg. 44



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min. 54 sec. West, 207.80 feet; North 27 deg. 31 min. 42 sec. West, 152.04 feet; North 18 deg. 42 min. 05 sec. West, 372.46 feet; North 47 deg. 36 min. 27 sec. West, 248.06 feet; North 61 deg. 24 min. 37 sec. West, 321.39 feet; North 71 deg. 49 min. 39 sec. West, 475.69 feet; North 81 deg. 50 min. 54 sec. West, 246.01 feet; South 51 deg. 40 min. 09 sec. West, 231.93 feet; South 34 deg. 11 min. 48 sec. West, 579.85 feet; South 18 deg. 45 min. 40 sec. West, 334.11 feet; South 32 deg. 33 min. 21 sec. West, 306.38 feet; South 55 deg. 00 min. 03 sec. West, 220.50 feet; North 69 deg. 02 min. 50 sec. West, 182.67 feet to the Point of Termination of herein described 40 foot easement.

And

A 40 foot INGRESS AND EGRESS EASEMENT being 20.0 feet in equal width on each side of the following described line: Commence at a ½" rebar in place being the Northeast corner of Section 12, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South 00° 12' 50" West along the East boundary of said section for a distance of 3300.50 feet; thence proceed North 79° 19' 59" East for a distance of 21.53 feet; thence proceed North 42° 19' 59" West for a distance of 201.67 feet to the centerline of a 15 foot asphalt roadway to the point of beginning of said 40 foot easement. From this beginning point proceed South 53° 53' 39" West along the centerline of said easement for a distance of 76.94 feet; thence proceed South 58° 19' 30" West along the centerline of said easement for a distance of 64.87 feet; thence proceed South 69° 06' 38" West along the centerline of said easement for a distance of 73.54 feet; thence proceed South 75° 45' 52" West along the centerline of said easement for a distance of 217.28 feet; thence proceed South 80° 12' 16" West along the centerline of said easement for a distance of 329.10 feet; thence proceed South 88° 10' 27" West along the centerline of said easement for a distance of 168.41 feet; thence proceed North 84° 04' 41" West along the centerline of said easement for a distance of 88.36 feet; thence proceed North 62° 44' 00" West along the centerline of said easement for a distance of 90.77 feet; thence proceed North 46° 52' 00" West along the centerline of said easement for a distance of 78.06 feet; thence proceed North 31° 55' 15" West along the centerline of said easement for a distance of 105.40 feet to the point of termination of said easement.



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