

SCRIVENER'S AFFIDAVIT

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Katherine H. Watkins, formerly known as Katherine C. Hortberg, a Partner in the law firm of Boardman, Carr, Petelos, Watkins & Ogle, P.C., who, after being duly sworn by me, deposes and says:

The law firm of Boardman, Carr, Petelos, Watkins & Ogle, P.C., formerly known as Boardman, Carr, Weed & Hutcheson, P.C., prepared that certain deed executed by Charles F. Gerald and Jeanette R. Gerald, husband and wife, to Honea Properties, LLC, dated June 10, 2005, and recorded as Instrument 20050613000288100 in the Probate Office of Shelby County, Alabama. Said deed used a legal description that was provided by Land Title Company of Alabama. Said legal description contained an error in Parcel I, as it showed the parcel being located in Section 35, Township 19 South, Range 1 East. The property is actually located in Section 34, Township 19 South, Range 1 East. The complete legal description of the property being conveyed is shown on the attached Exhibit A.

It the is purpose of this affidavit to correct the Section for the property herein conveyed.

All other particulars of said deed remain the same.

In Witness Whereof, the undersigned has caused this affidavit to be executed on this the 27th day of February, 2020.

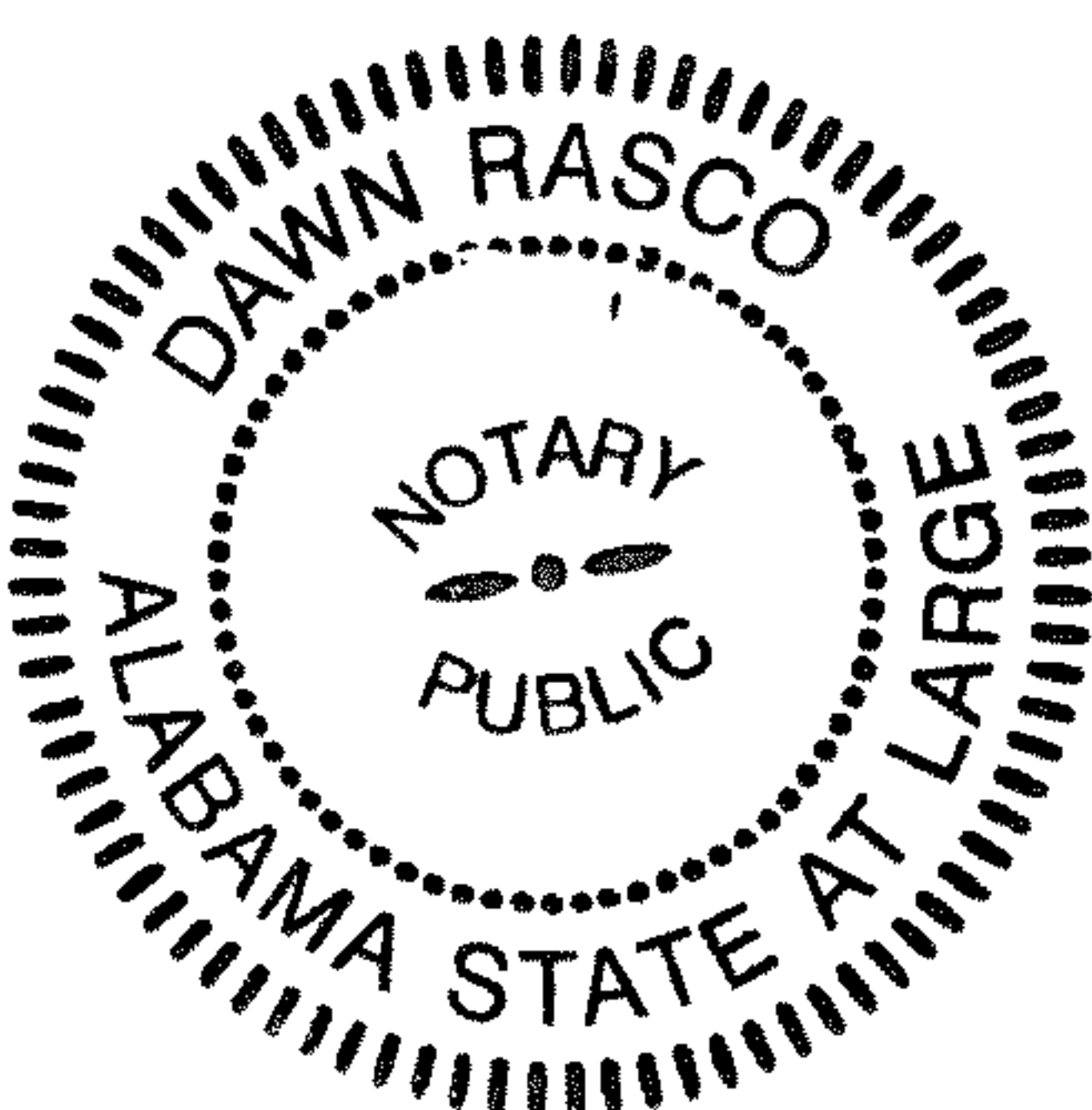
Boardman, Carr, Petelos, Watkins & Ogle, P.C.

By: Katherine H. Watkins
Katherine H. Watkins, Partner

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Katherine H. Watkins, whose name as Partner of Boardman, Carr, Petelos, Watkins & Ogle, P.C., is signed to the foregoing instrument, and who is known to me, acknowledged before me that, being informed of the contents of the instrument, she, as such Partner and with full authority, executed the same voluntarily for and as the act of said Boardman, Carr, Petelos, Watkins & Ogle, P.C., on the day the same bears date.

Given under my hand and seal this 27th day of February, 2020.



Dawn Rasco
Notary Public
My Commission Expires: 3/24/2022

Exhibit A
Legal Description

PARCEL I:

A parcel of land in the Southeast Quarter of Section 34, Township 19 South, Range 1 East, being a part of the same land described in a deed to Charles F. and Jeanette R. Gerald, recorded in Instrument Number 1998/39731 of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 34, said point being in Muddy Prong Creek; thence N 89° 50' 09" W, along the North line of said sixteenth section a distance of 66.90 feet to a point; thence N 89° 50' 09" W, along the North line of said Sixteenth Section a distance of 1305.63 feet to a ½" rebar, with a cap stamped "S. Wheeler CA 0502" , found; thence along the following courses and distances described in a court case, Richardson vs. Casewell, Case No. 4907, and the remains of an old fence, S 03° 55' 24" W, a distance of 341.32 feet; S 01° 38' 24" W, a distance of 317.00 feet; S 02° 31' 10" W, a distance of 224.12 feet; S 01° 07' 10" W, a distance of 201.58 feet; S 00° 11' 14" E, a distance of 132.00 feet; S 01° 56' 50" E, a distance of 913.23 feet, to the South line of Section 35; thence S 89° 49' 20" E, along the South line of Section 35, a distance of 1384.32 feet to a 3" pipe, found at the Southeast corner of Section 35; thence N 01° 04' 34" W, along a fence that angles to the west of the true East of Section 35, a distance of 1051.54 feet, to a ¼" rebar, found, thence N 01° 04' 34" W, along said fence, a distance of 1221.17 feet to a ½" rebar, with a cap stamped "S. Wheeler CA 0502" ; thence S 88° 55' 27" W, a distance of 30.00 feet to a ½" rebar, with a cap stamped "S. Wheeler CA 0502"; thence N 01° 04' 34" W, a distance of 111.23 feet to point of beginning.

PARCEL II:

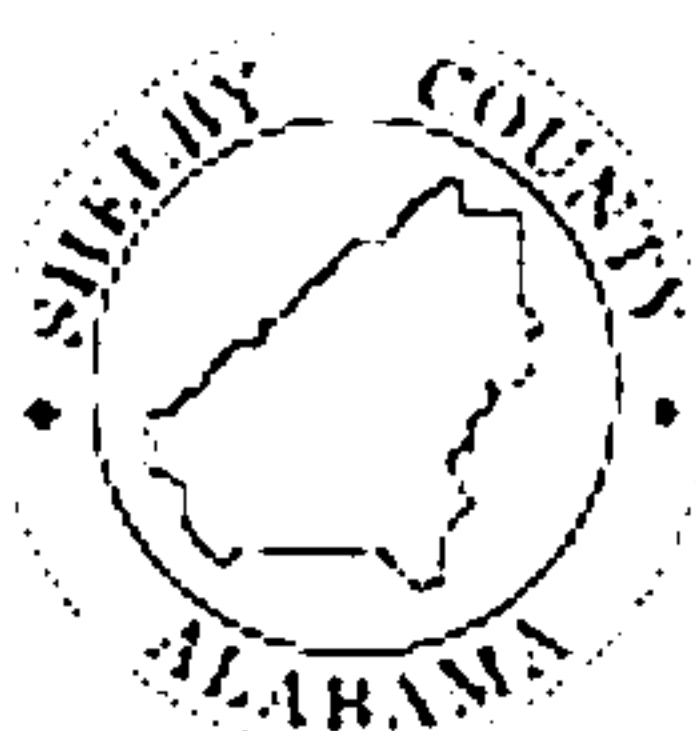
A parcel of land in the East half of Section 34, Township 19 South, Range 19 East, being a part of the same land described in a deed to Charles F. and Jeanette R. Gerald recorded in Instrument Number 1998-039731 of the Real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Beginning at a ½" rebar set, with a cap stamped "S. Wheeler CA 0502" on the East half mile corner of said Section 34; thence N 89° 50' 09" W, along the South line of the Northeast quarter of Section 34, a distance of 2233.74 feet to a ½" rebar set, with a cap stamped "S. Wheeler CA 0502" on the South right of way of the Rock School Road, thence along a curve to the left, in said right of way having a radius of 1949.79 feet and a chord bearing of N 68° 52' 23" E, and arc length of 182.60 feet to a point; thence N 66° 11' 24" E, along said right of way, a distance of 633.8 feet to a point, thence along a curve, to the right, in said right of way, having a radius of 1105.92 feet and a chord bearing of N 85° 26' 24" E and arc length of 743.12 feet to a point, on the end of the record road easement; thence N 14° 41' 24" E, a distance of 22.49 feet, to a point; thence S 73° 56' 13" E, along the South edge of a prescriptive use easement for the Rock School Road, a distance of 439.8 feet to a point; thence S 76° 49' 46" E, along said easement line, a distance of 171.67 feet to a point; thence S 76° 49' 46" E, along said easement line, a distance of 171.67 feet to a point; thence S 84° 39' 09" E, along said easement line, a distance of 161.15 feet to a ½" rebar set, with a cap stamped "S. Wheeler CA 0502" , on the East line of Section 34; thence S 00° 11' 14" E a distance of 231.96 feet to the point of beginning.

LESS AND EXCEPT:

A parcel of land in the East half of Section 34, Township 19 South, Range 1 East, more particularly described as follows:

Beginning at a 3" pipe found at the Southeast corner of said Section 34; thence N 00° 11' 14" W, along the East line of said Section, a distance of 1063.08 feet to the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 34; thence N 00° 11' 14" W, along the East line of said Section, a distance of 1317.00 feet to the Northeast corner of the Northeast quarter of the Southeast quarter of said Section 34; thence N 00° 11' 14" W, along the East line of said Section, a distance of 231.96 feet to a point on the South right of way of Rock School Road, thence N 79° 31' 47" W, along said right of way, a distance of 41.40 feet to a 1 ½" pipe, found; thence S 88° 16' 01" W, along said right of way, a distance of 30.00 feet to a ½" rebar set with a cap stamped "Wheeler CA0502" ; thence S 01° 04' 33" E, along part of an old fence, a distance of 349.66 feet to a ½" rebar, set with a cap stamped "Wheeler CA0502" ; thence N 88° 55' 27" E, a distance of 30.00 feet to a ½" rebar, set with a cap stamped "Wheeler CA 0502" , in an old fence; thence S 01° 04' 34" E, along said fence, a distance of 1221.17 feet to a ¼" rebar, found; thence S 01° 04' 34" E along said fence a distance of 1051.84 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/03/2020 01:22:33 PM
\$27.00 CHARITY
20200303000083860

Allen S. Bayl