

STATE OF ALABAMA)

COUNTY OF SHELBY)

20200514000191330
05/14/2020 11:39:59 AM
AFFID 1/2

AFFIDAVIT OF SCRIVENER

COMES NOW Cassy L. Dailey, Attorney at Law (the "Scrivener"), and after first having been duly sworn, said Scrivener does hereby depose and say, as follows:

1. Scrivener has personal knowledge of the facts stated herein, is over the age of nineteen (19) years, and is competent to execute this Affidavit.

2. The above referenced Scrivener previously prepared a Deed from Vonciel L. Dodson and Ty M. Dodson (hereafter "Grantor") to Torrealba Territories, LLC (hereafter "Grantee"), same of which was executed by the above referenced Grantor on December 30, 2019. Said Deed was recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument #20200110000015050 (hereafter "Deed").

3. At the time of the execution of the Deed, Grantee executed a Commercial Real Estate Mortgage and Assignment of Leases and Rents to Central State Bank in the amount of \$150,000.00. Said Mortgage was recorded in the Office of the Probate Judge, Shelby County, Alabama in Instrument No. 20200110000015060 (hereafter collectively referred to as "Mortgage").

4. The legal description as stated within said Deed and Mortgage was vague appearing as follows:

A lot having a frontage of 30 feet on the East side of Montgomery Avenue and extending back East 150 feet, being the store house and lot formerly owned by D.W. Boyd and known as the Boyd Storehouse and lot, and prior thereto having been known as the Powers & Company storehouse and lot, and prior thereto as the Duran storehouse and lot; being the South 30 feet of Lot 456, Dare's Map of the Town of Calera, Alabama.

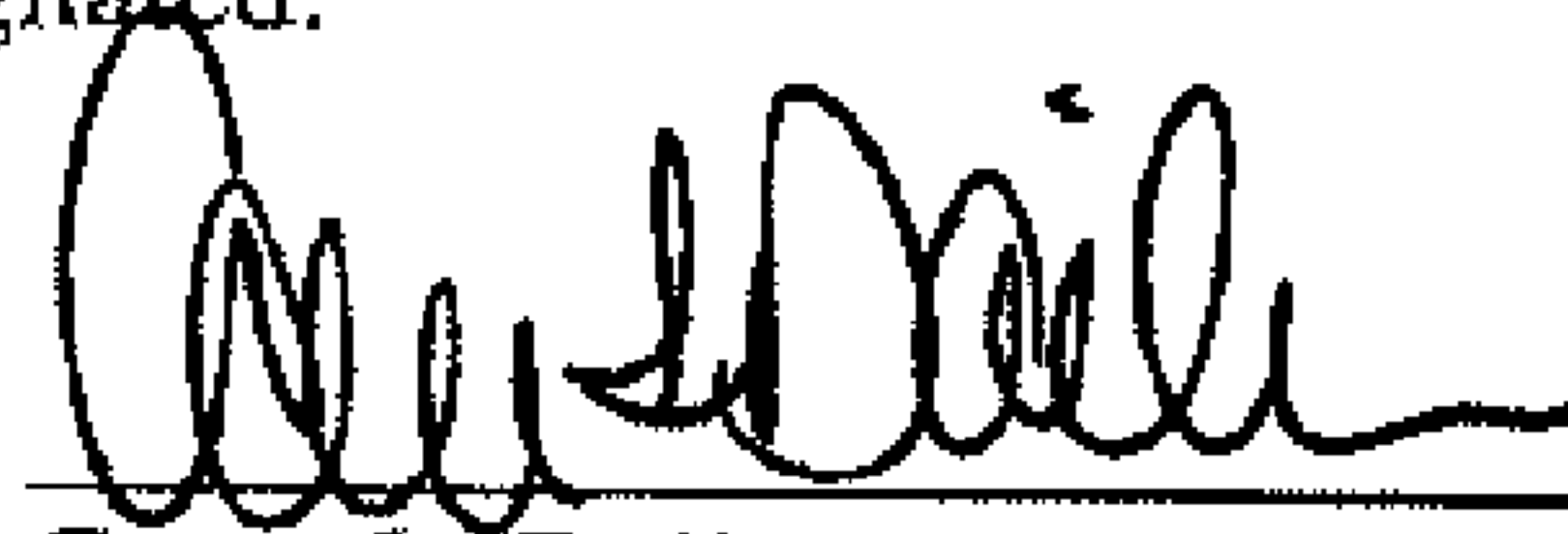
5. The legal description contained in the Deed and Mortgage should have read as follows:

A lot having a frontage of 30 feet on the East side of Montgomery Avenue and extending back East 150 feet, being the store house and lot formerly owned by D.W. Boyd and known as the Boyd Storehouse and lot, and prior thereto having been known as the Powers & Company storehouse and lot, and prior thereto as the Duran storehouse and lot; being the South 30 feet of Lot 456, Dare's Map of the Town of Calera, Alabama.

Being one and the same as:

A parcel of land being part of Lot 3, Block 6 of Dunstan's Map of Calera, as recorded in Map Book 0, Page 1, in the Office of the Judge of Probate for Shelby County, Alabama, and being more particularly described as follows: Commence at the NE corner of Lot 1, Block 6 of above said Dunstan's Map of Calera; thence South 01 degrees 10 minutes 00 seconds West for a distance of 120.00 feet to the Point of Beginning; thence continue South 01 degrees 10 minutes 00 seconds West for a distance of 30 feet; thence North 87 degrees 48 minutes 13 seconds West for a distance of 148.00 feet to the Easterly R.O.W. line of U.S. Highway 31; thence North 02 degrees 08 minutes 01 seconds East and along said R.O.W. line for a distance of 30 feet; thence South 87 degrees 48 minutes 13 seconds East and leaving said R.O.W. line for a distance of 147.33 feet to the Point of Beginning.

This Affidavit is made and executed for the purpose of correcting the legal description referenced in said Deed and Mortgage as hereinabove designated.



Cassy L. Dailey, Scrivener

STATE OF ALABAMA)

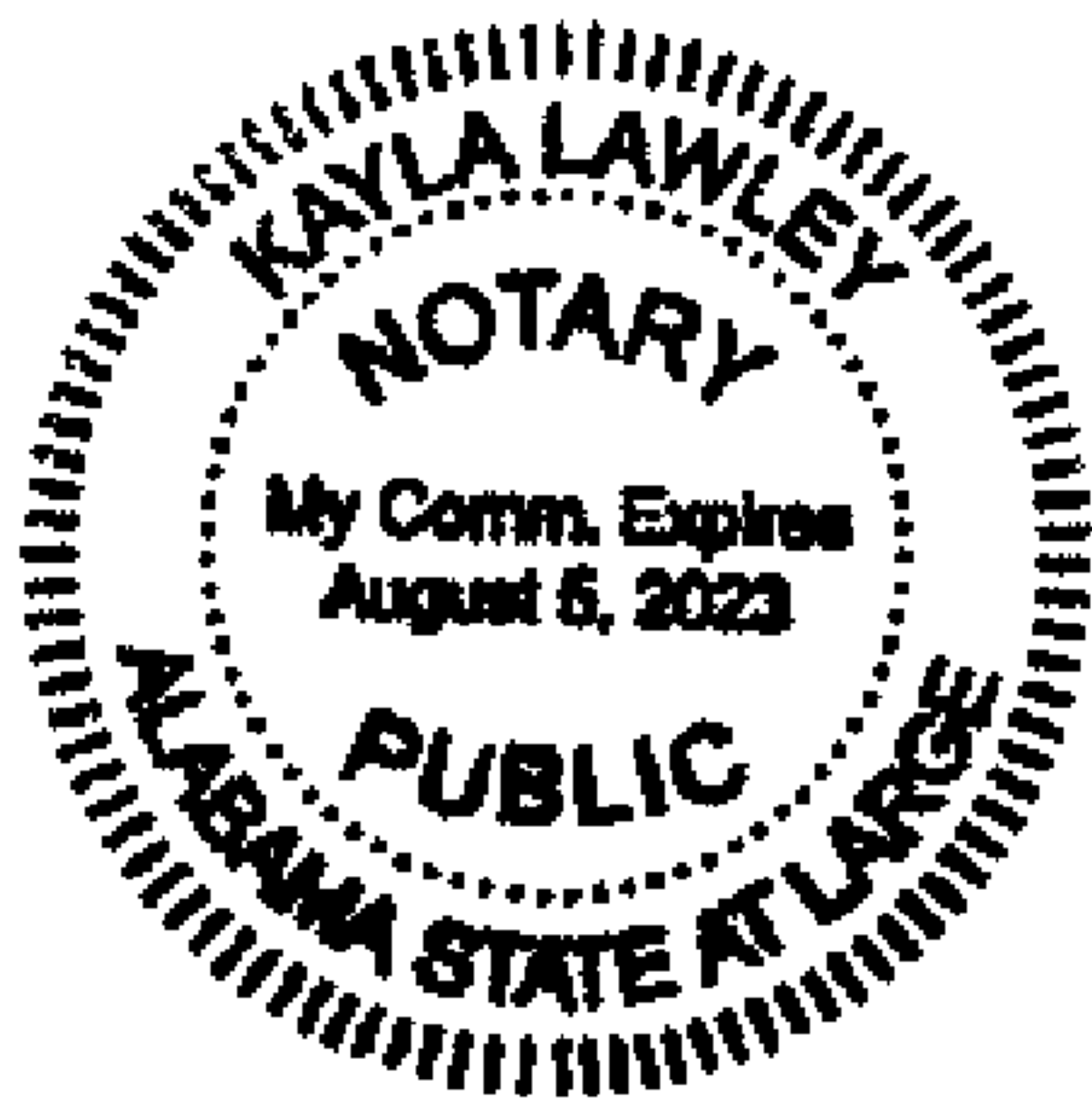
COUNTY OF SHELBY)

Sworn to and subscribed before me this ____ day of May, 2020.



Notary Public

My Commission Expires: 8/5/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/14/2020 11:39:59 AM
\$26.00 JESSICA
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