

Grantor: Charles E. Herlihy, Jr.
Sharon Moloney
Charles E. Herlihy, Jr., Trustee of the Charles E. Herlihy, Jr. M.D. Living Trust
Grantee: Bethany B. Johnson
Instrument: 20161130000436880

SCRIVENER’S AFFIDAVIT

STATE OF ALABAMA)
COUNTY OF SHELBY)

Before me the undersigned notary public, personally appeared Luke A. Henderson, who, after being sworn, deposes and says as follows:

My name is Luke A. Henderson; I am over the age of nineteen (19) years and have personal knowledge of the facts set out herein.

I am a member in good standing with the Alabama State Bar. In my capacity as an attorney at law and based on the title insurance commitment provided to me, I did prepare that certain warranty deed that on November 14, 2016, Charles E. Herlihy, Jr., Sharon Moloney and Charles E. Herlihy, Jr., Trustee of the Charles E. Herlihy, Jr. M.D. Living Trust did convey unto Bethany B. Johnson; said warranty deed is recorded in Instrument: 20161130000436880 in the Probate Office of Shelby County, Alabama.

That warranty deed did contain an incorrect legal description which read:

Lot 10, according to the Survey of Oak Mountain Preserve Phase 1, as recorded in Map Book 40, Page 144, in the Probate Office of Shelby County, Alabama.

This Affidavit is given to correct the deficiency in the said warranty deed and to clear title as to the specific instrument. The correct legal description is:

Lot 10, according to the Survey of Oak Mountain Preserve Phase I, as recorded in Map Book 40, Page 144, in the Probate Office of Shelby County, Alabama.

Together with a non-exclusive easement for ingress/egress along the 60' easement of Oak Mountain Crest Way as shown in Map Book 40, Page 144, in the Probate Office of Shelby County, Alabama.

Further affiant sayeth not.

In witness thereof, the undersigned has caused this affidavit to be executed on this the 4th day of June, 2020.


Luke A. Henderson

Sworn to and subscribed before me on this the 4th day of June 2020.

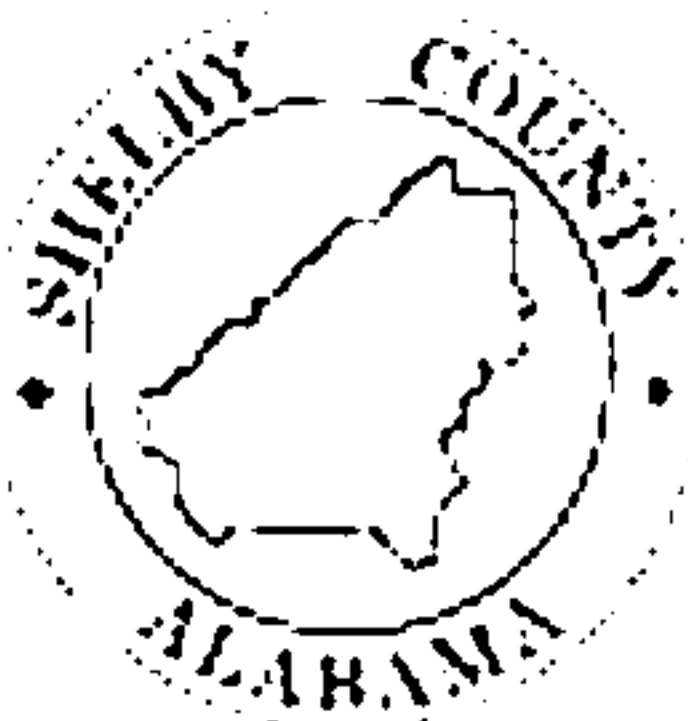

Notary Public



My Commission Expires:

This instrument prepared by:
Luke A. Henderson
17 Office Park Circle #150
Birmingham, AL 35223

Note to Probate Clerk: Please index this instrument under Bethany B. Johnson, Charles E. Herlihy, Jr., Sharon Moloney, and Charles E. Herlihy, Jr. M.D. Living Trust.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/04/2020 08:15:17 AM
\$25.00 CHERRY
20200604000224550

