

SCRIVENER'S AFFIDAVIT

STATE OF ALABAMA

COUNTY OF SHELBY

Before me, the undersigned, a Notary Public in and for said State and County personally appeared Christopher R. Smitherman, who, being by me first duly sworn, deposes and says as follows:

My name is Christopher R. Smitherman. On or about October 29, 2004, my office prepared a Warranty Deed from Estate Mary Frances Woodall, deceased Probate Case No. 43-040, in the Probate Office of Shelby county, Alabama to DAS PROPERTIES, INC., and filed for record in Instrument No. 20041202000659960, and simultaneously prepared a Warranty Deed from Joseph E. Walden, as Administrator Ad Litem of the Estate of Roger Woodall, deceased, Probate Case No. 2004-2226, in the Probate Office of Chilton County, Alabama to DAS PROPERTIES, INC., and filed for record in Instrument No. 20041202000659970, in the Probate Office of Shelby County, on December 2, 2004.

Whereas, an error was made in the legal description of said Warranty Deeds which read as follows:

Commence at the intersection of the South boundary of Montevallo-Calera Highway with the West line of Section 4, Township 24 North, Range 13 East and run thence North 83 degrees 53 minutes East along the South boundary of said highway a distance of 60 feet to the Northeast corner of H.H. Bearden lot, the same being the point of beginning of the lot herein conveyed; thence continue in the same direction along the South boundary of said highway a distance of 255 feet; thence South 6 degrees 00 minutes East a distance of 420 feet; thence South 83 degrees 53 minutes West a distance of 315 feet; thence North 5 degrees 00 minutes West a distance of 320 feet to property of H.H. Bearden; thence turn an angle of 30 degrees 56 minutes to the right and run along the Easterly property line of H.H. Bearden property 116.7 feet to the point of beginning of the lot herein conveyed. Said land being situated in the SW 1/4 of NW 1/4 of Section 4, Township 24 North, Range 13 East, Shelby County, Alabama.
LESS AND EXCEPT property as described in Instrument #1992-24969, recorded in Probate Office of Shelby County, Alabama.

Said property being more particularly described by survey as follows:
Commence at a point where the West line of Section 4, Township 24 North, Range 13 East, Shelby County intersects the South right of way line of Alabama No. 25 and run thence North 83 degrees 55 minutes 20 seconds East along said highway a distance of 60.0 feet to a set rebar corner and the point of beginning of the property being described; thence continue last described course a distance of 255.01 feet to a set rebar corner; thence run South 06 degrees 00 minutes 00 seconds East along an existing fence line a distance of 420.15 feet to a set rebar corner; thence run South 83 degrees 56 minutes 45 seconds West along an existing fence line a distance of 315.00 feet to a found axle corner at a fence corner; thence run North 06 degrees 00 minutes 00 seconds West along an existing fence line a distance of 320.00 feet to a found rebar corner; thence run North 24 degrees 56 minutes 00 seconds East a distance of 116.70 feet to the point of beginning.
According to the survey of S. M. Allen, dated September 1, 2004.

Whereas, the correct legal description on said Warranty Deeds should read as follows:

Commence at the intersection of the South boundary of Montevallo-Calera Highway with the West line of Section 4, Township 24 North, Range 13 East and run thence North 83 degrees 53 minutes East along the South boundary of said highway a distance of 60 feet to the Northeast corner of H.H. Bearden lot, the same being the point of beginning of the lot herein conveyed; thence continue in the same direction along the South boundary of said highway a distance of 255 feet; thence South 6 degrees 00 minutes East a distance of 420 feet; thence South 83 degrees 53 minutes West a distance of 315 feet; thence North 6 degrees 00 minutes West a distance of 320 feet to property of H.H. Bearden; thence turn an angle of 30 degrees 56 minutes to the right and run along the Easterly property line of H.H. Bearden property 116.7 feet to the point of beginning of the lot herein conveyed. Said land being situated in the SW 1/4 of NW 1/4 of Section 4, Township 24 North, Range 13 East, Shelby County, Alabama.
LESS AND EXCEPT property as described in Instrument #1992-24969, recorded in Probate Office of Shelby County, Alabama.

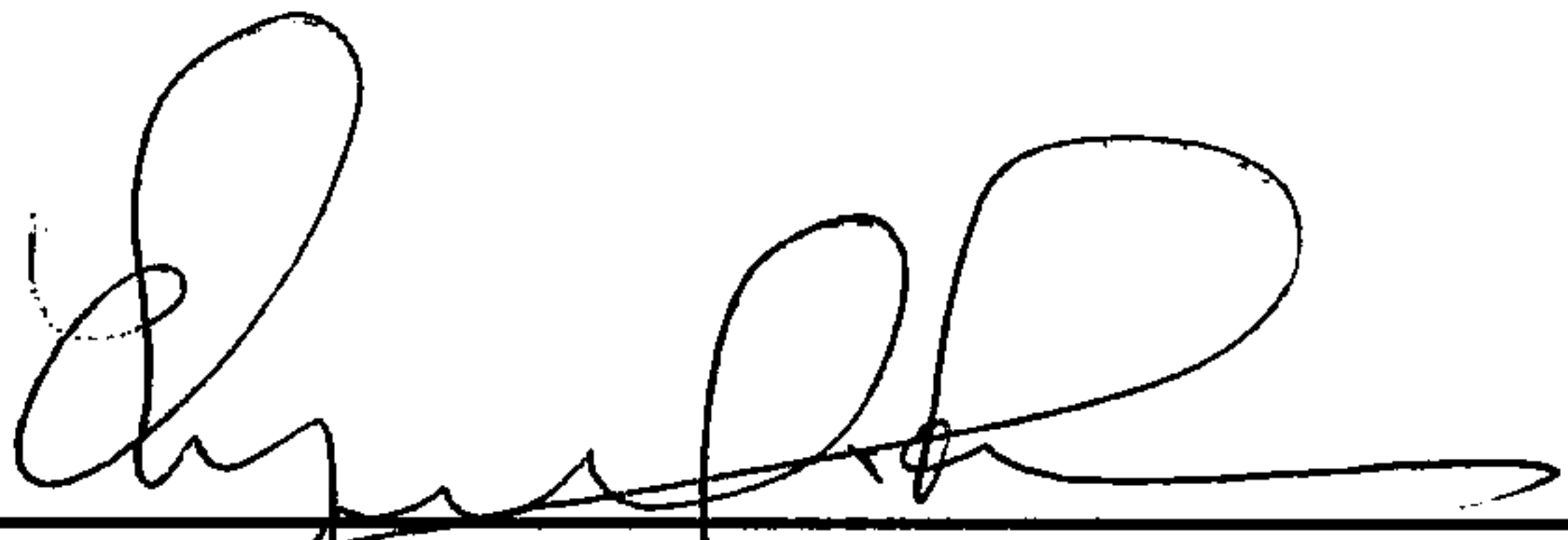
LESS AND EXCEPT:

Commencing at the southwest corner of the SW ¼ of NW ¼ Section 4, T-24-N, R-13-E; thence northerly along the west line of said SW ¼ of NW ¼, a distance of 1020 feet, more or less, to a point that is 35 feet southeasterly of and at right angles to the centerline of Project No. S-44-10; thence N 86°45'17" E, parallel with the centerline of said Project No. S-44-10; thence N 86°45'17" E, parallel with the centerline of said project, a distance of 55 feet, more or less, to the northwest line of the property herein to be conveyed and the point of beginning; thence northeasterly along the northwest property line, a distance of 10 feet, more or less, to the present south right-of-way line of Alabama Highway 25; thence easterly along said present south right-of-way line a distance of 255 feet, more or less, to the east property line; thence southerly along said east property line, a distance of 10 feet, more or less, to a point that is 35 feet southeasterly of and at right angles to the centerline of said project; thence S 86°45'17" W, parallel with the centerline of said project, a distance of 260 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama.

This affidavit is given for the purpose of correcting the error in said Warranty Deeds and confirming said error was a typographical error.

Further affiant sayeth not.

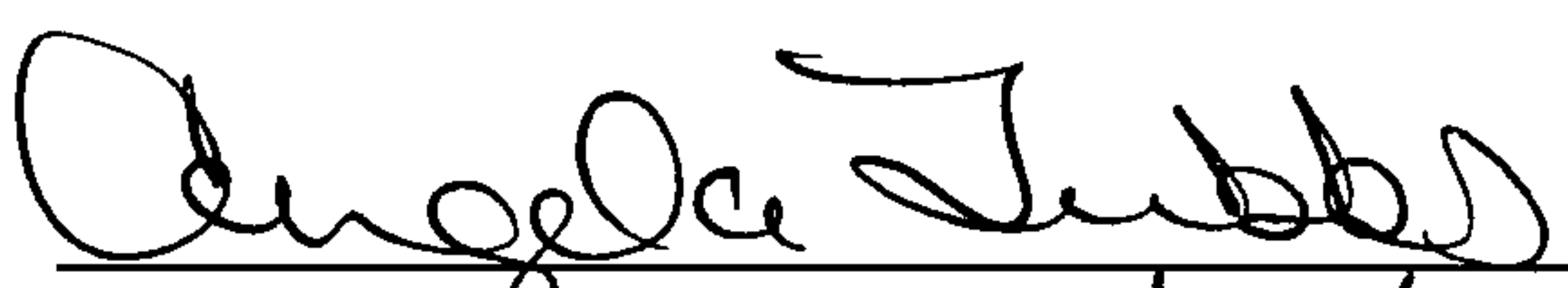

CHRISTOPHER R. SMITHERMAN

STATE OF ALABAMA

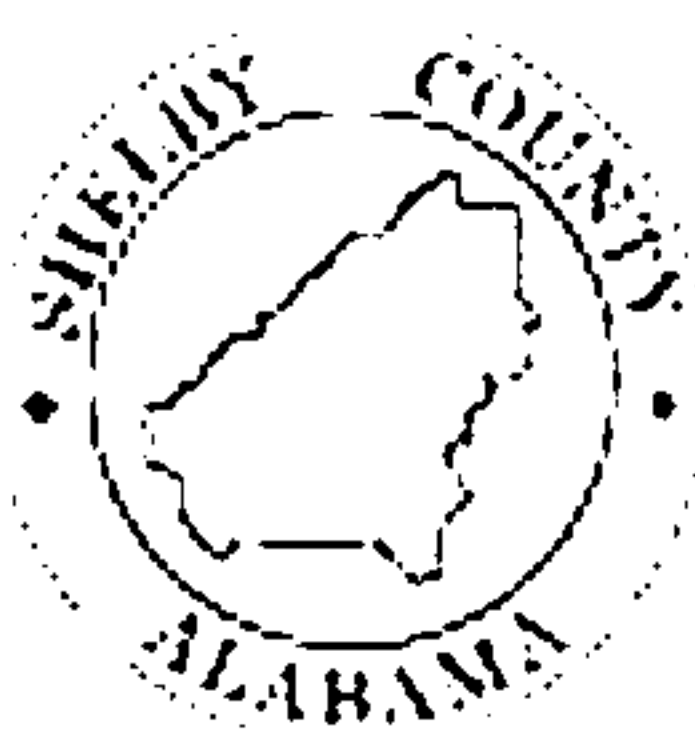
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Christopher R. Smitherman** whose name is signed to the foregoing document, and who is known to me acknowledged before me on this date, that being informed of the contents of this document he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 5th day of June, 2020.


NOTARY PUBLIC
My Commission Expires: 8/2/20

PREPARED BY:
B. Christopher Battles
3150 Highway 52, West
Pelham, AL 35124



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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