

SCRIVENERS AFFIDAVIT

STATE OF ALABAMA
COUNTY OF JEFFERSON

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND IN SAID STATE, HEREBY CERTIFY THAT BEFORE ME PERSONALLY APPEARED DAVID S. SNODDY, WHO IS KNOWN TO ME, AND WHO BEING BY ME FIRST DULY SWORN DOES ON HIS OATH DEPOSE AND SAY AS FOLLOWS:

MY NAME IS DAVID S. SNODDY AND I AM A PRACTICING ATTORNEY IN THE CITY OF BIRMINGHAM, JEFFERSON COUNTY, ALABAMA. ON APRIL 10TH, 2020, WHILE A MEMBER OF THE LAW FIRM OF THE SNODDY LAW FIRM, LLC, I DID PREPARE THAT CERTAIN DEED AND REAL ESTATE SALES VALIDATION FORM FROM **PETER H. HUTTON AND CARI CRYSTALINE HUTTON, HUSBAND AND WIFE TO JEFFREY FRENCH FOOSE, II AND VICTORIA FOOSE**. SAID DEED AND VALIDATION FORM WAS FILED OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY, ALABAMA, IN INSTRUMENT # 20200416000149430, PAGES 1-2 AND 2-2 ON APRIL 16, 2020 ON THE FOLLOWING DESCRIBED PROPERTY:

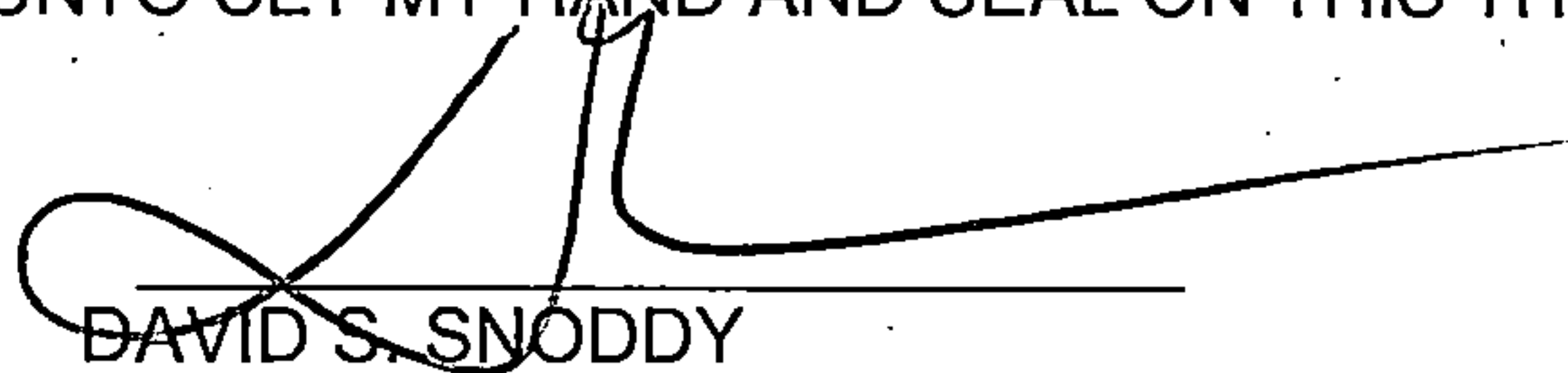
LOT 82, ACCORDING TO THE SURVEY OF NOTTINGHAM, SECTOR 4, AS RECORDED IN MAP BOOK 43, PAGE 58, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT DEED AND VALIDATION FORM IS DEFECTIVE IN THAT THE CONSIDERATION AMOUNT AND LOAN AMOUNT SHOWN FOR MORTGAGE CLOSED SIMULTANEOUSLY IS INCORRECT. SAID DEED SHOULD READ AS FOLLOWS:

CONSIDATION OF THE SUM OF ONE HUNDRED NINETY FIVE THOUSAND AND NO/1— (\$195,000.00).

\$185, 250.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THIS THE 13TH DAY OF JULY, 2020.


DAVID S. SNODDY

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13TH DAY OF JULY, 2020

My commission expires:


NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

