

Clerk: please record and return to:
Alliant National Title
Attn: Ann Harpole
82 Plantation Point, #206
Fairhope, Alabama 36532

REF: GF# 420-202800653

State of ALABAMA
County of SHELBY

Indexing References:
INSTRUMENT # 20200529000215860
INSTRUMENT # 20200529000215870

Current Owners: **Jonathon C. McGowan and Casey S. McGowan**

SCRIVENER'S AFFIDAVIT

Personally appeared before me the undersigned Deponent, R. Timothy Estes, as the closing attorney, and who, being duly sworn, deposes and states under oath as follows:

1. That Affiant has personal knowledge of the matters stated herein and gives this Affidavit based upon such personal knowledge.
2. That on or about May 29th, 2020, as the closing attorney, I conducted a real estate closing by which Jonathon C. McGowan and Casey S. McGowan purchased the property located at 1124 Merion Drive, Calera, Alabama 35040, from D.R. Horton, Inc., - Birmingham. In order to convey title to Jonathon C. McGowan and Casey S. McGowan, D.R. Horton, Inc.- Birmingham, executed a Statutory Warranty Deed. Said Statutory Warranty Deed was recorded on May 29th, 2020 in the Office of the Judge of Probate for Shelby County, Alabama as Instrument Number 20200529000215860 (the "Statutory Warranty Deed").
3. That simultaneous with said purchase of the property located at 1124 Merion Drive, Calera, Alabama 35040, Jonathon C. McGowan and Casey S. McGowan executed a Mortgage in the amount of \$229,601.00, encumbering said property. Said Mortgage was recorded on May 29th, 2020 in the Office of the Judge of Probate for Shelby County, Alabama as Instrument Number 20200529000215870 (the "Mortgage");
4. That the Statutory Warranty Deed and the Mortgage both contain an error within the legal description in that the incorrect Phase Number and Map Book and Page are referenced;
5. That the correct legal description is as follows:

LOT 208, ACCORDING TO THE FINAL PLAT MAP OF TIMBERLINE PHASE 5
SECTOR 1, AS RECORDED IN MAP BOOK 52, PAGE 2, IN THE OFFICE OF THE
JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

6. That Affiant's attention has been directed to the fact that the within affidavit is to be presented for recording and shall constitute notice of the facts recited herein and may be

relied upon by purchasers, lenders, lessees, title insurance companies, and any others who might acquire rights in or insure title to the property in question.

Further affiant sayeth not.

Amnoster

Estes Closings, LLC

2188 Parkway Lake Drive, Suite 101

Hoover, AL 35244

STATE OF ALABAMA

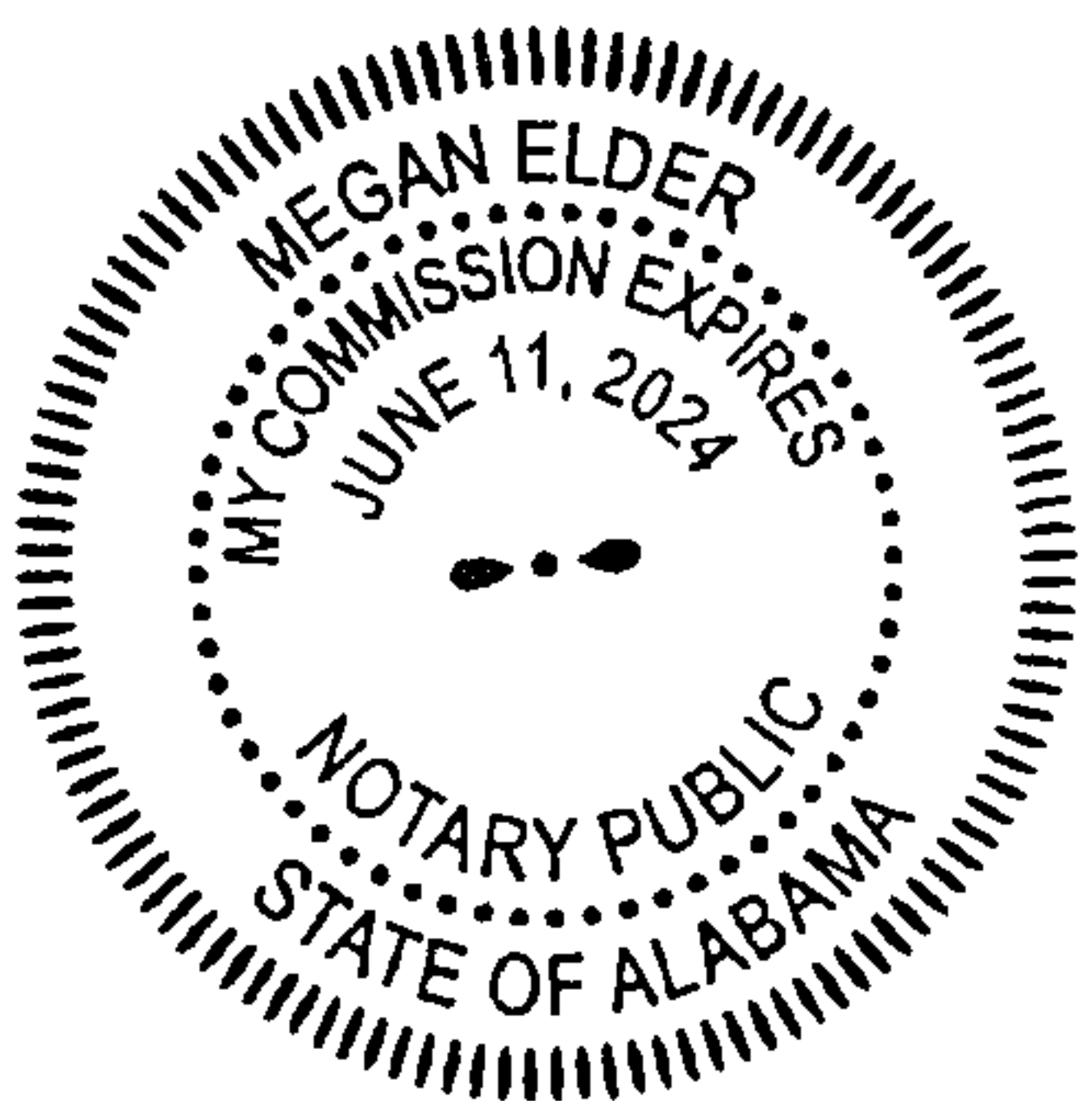
ss ss ss

SS.

SHELBY COUNTY

I, the undersigned notary public in and for said county in and for said state, hereby certify that **R. TIMOTHY ESTES**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 27 day of July, 2020.



Megan Elder
Notary Public
My Commission Expires: 6/11/24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/29/2020 08:15:14 AM
\$26.00 CHERRY
20200729000315050

Allen S. Bayal