

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                 )

20200810000340410  
08/10/2020 09:05:08 AM  
AFFID 1/1

**SCRIVENER'S AFFIDAVIT**

Before the undersigned notary public, personally appeared George M. Vaughn, who, after being duly sworn, deposes and says as follows:

My name is George M. Vaughn. 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, I had prepared at my direction that certain Mortgage dated June 12, 2020 from Allen M. Spradling and Tracy L. Spradling to River Bank & Trust which was subsequently recorded in Instrument#20200618000248640 in the Probate Court of Shelby County, Alabama.

The undersigned has examined the legal description contained in said Mortgage and finds there is a Scrivener's error in the Legal Description contained in said Mortgage. The incorrect legal description reads as follows:

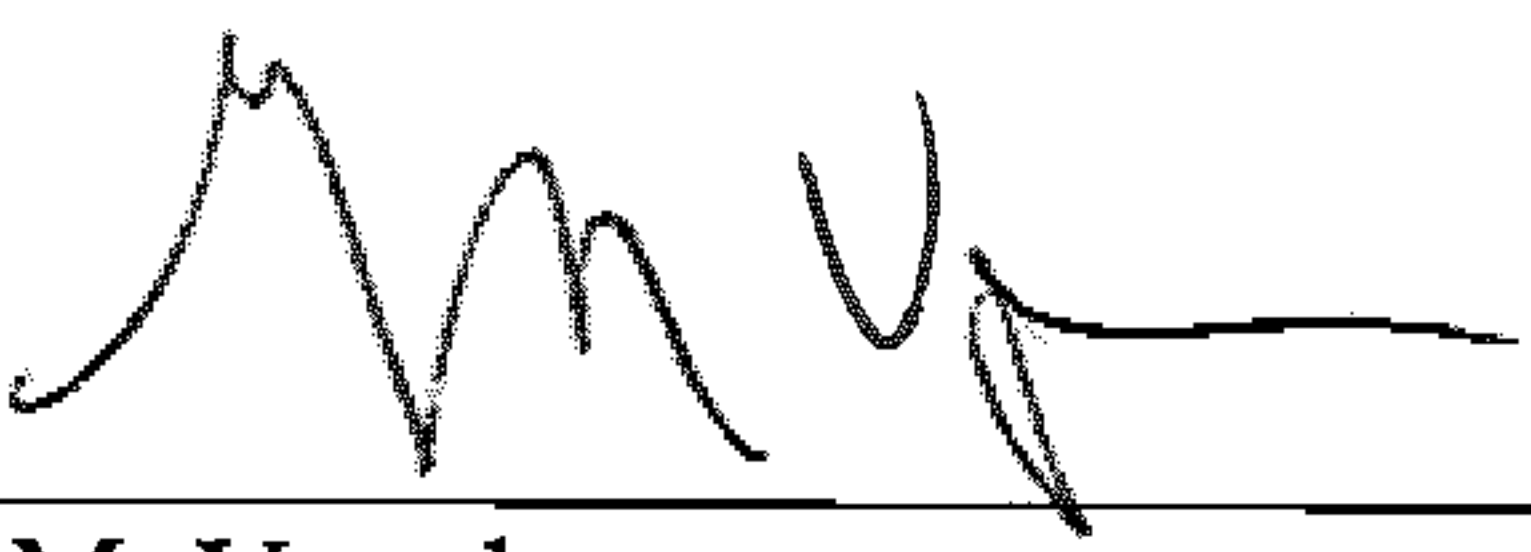
**LOT 865, ACCORDING TO THE FINAL PLAT OF RIVERWOODS EIGHT SECTOR, PHASE 11, SECTOR 'C', AS RECORDED IN MAP BOOK 46, PAGE 3, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA**

The true and correct legal description in said Mortgage should have recited the legal description as follows:

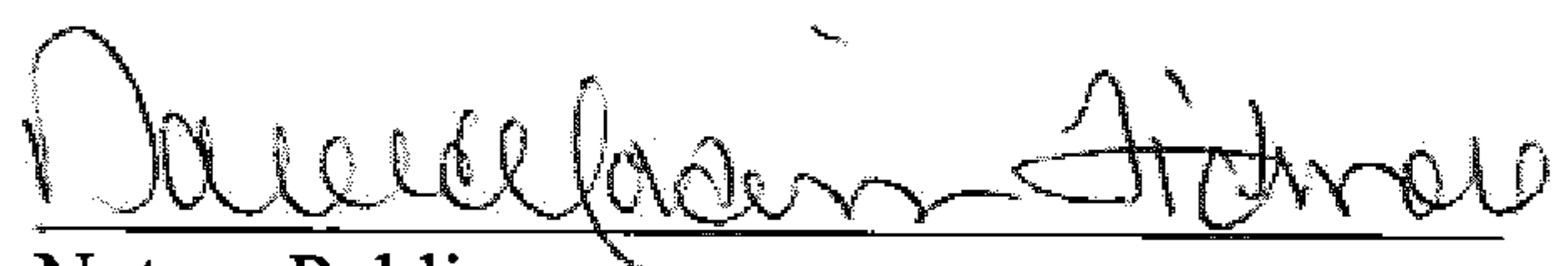
**LOT 54, ACCORDING TO THE SURVEY OF THIRD ADDITION TO RIVERCHASE COUNTRY CLUB RESIDENTIAL SUBDIVISION, AS RECORDED IN MAP BOOK 7, PAGE 53, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA**

This affidavit is made for the purpose of duly acknowledging the scrivener's error in the drafting of said Mortgage from Allen M. Spradling and Tracy L. Spradling to River Bank & Trust recorded in Instrument#20200618000248640 in the Probate Court of Shelby County, Alabama.

Further affiant saith not.

  
George M. Vaughn

Sworn to and subscribed before me by George M. Vaughn on this the 6<sup>th</sup> day of August, 2020.

  
Notary Public

My commission expires: 6/18/2024



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/10/2020 09:05:08 AM  
\$22.00 CHERRY  
20200810000340410

*Allen S. Bayl*