

Prepared by:
Scott S. Frederick
Baker Donelson Bearman
Caldwell & Berkowitz, PC
420 20th Street N., Suite 1400
Birmingham, Alabama 35203

RE: Instrument No. 20190906000328420
Office of the Judge of Probate of Shelby County

SCRIVENER'S AFFIDAVIT

Personally appeared before me the undersigned officer duly authorized to administer oaths, Scott S. Frederick ("Deponent"), who being duly sworn according to law, deposes and says on oath as follows:

1. That Deponent is presently an attorney with Baker, Donelson, Bearman, Caldwell & Berkowitz, PC. That Deponent was involved in the preparation of the legal description in Exhibit A (the "Exhibit") that was attached to that certain Statutory Warranty Deed from Taunton/Ludlum Enterprises, Inc., an Alabama corporation to CGP Columbiana TB, LLC, a Delaware limited liability company, dated September 4, 2019, recorded as **Instrument No. 20190906000328420**, in the Office of the Judge of Probate of Shelby County, Alabama ("Deed").

2. That Deponent has personal knowledge of the facts sworn to in this Affidavit.

3. That the Deed contains a legal description of the property with a scrivener's error in describing the property's point of commencement.

4. For purposes of reference, Deponent has attached hereto as Attachment "A" to this Affidavit a copy of the prior legal description of the property in the Deed which shows the error and correction black-lined and increased in size for ease of reference.

5. Deponent hereby attaches as Attachment "B" to this Affidavit the corrected legal description of the property which shall be substituted for the legal description of the property in the Deed described above.

6. That Deponent understands that this Affidavit is being recorded in the Office of the Judge of Probate of Shelby County, Alabama and acknowledges that it may be relied upon by title examiners, title insurance companies, purchasers and lenders dealing with the real property described in the Exhibit.

IN WITNESS WHEREOF, the Deponent as executed this Scrivener's Affidavit to be Effective as of this 9th day of February, 2021.

DEPONENT:


Scott S. Frederick

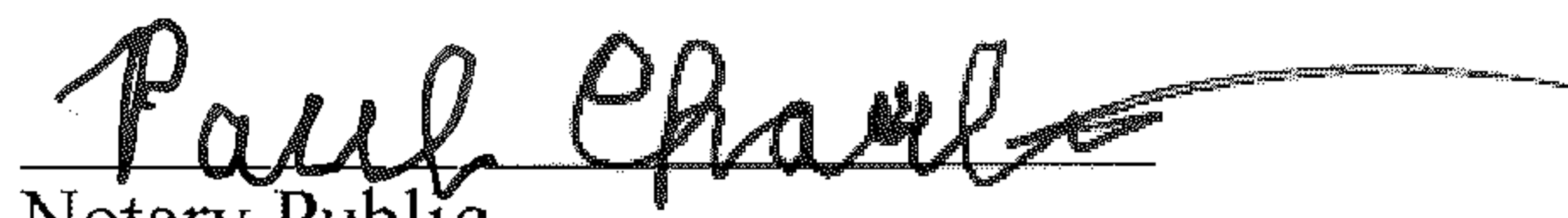
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Scott S. Frederick, whose name is signed to the foregoing Scrivener's Affidavit and who is known to me, acknowledged before me on this day that, being informed of the contents of said Scrivener's Affidavit, he executed the same voluntarily.

Given under my hand and official seal this 9th day of February, 2021.




Notary Public
My Commission Expires: 8-3-2021

Legal Description (Black-lined to show correction)

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

Commencing at the Southeast Corner of the ~~Northwest 1/2 of the Northeast 1/2~~ **Northwest 1/4 of the Northeast 1/4** of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds West a distance of 1029.47 feet to a point; thence North 38 degrees 57 minutes 04 seconds East a distance of 342.65 feet to a 5/8" capped rebar set, said point also being the point of beginning of herein described parcel of land; thence with a curve turning to the left with an arc length of 313.38 feet; with a radius of 2171.54 feet with a chord bearing of North 84 degrees 28 minutes 19 seconds West, with a chord length of 313.11 feet to a 5/8" capped rebar set; thence North 38 degrees 57 minutes 49 seconds East a distance of 420.00 feet to a 5/8" capped rebar set; thence South 51 degrees 02 minutes 11 seconds East a distance of 260.60 feet to a 5/8" capped rebar set; thence South 38 degrees 48 minutes 12 seconds West a distance of 247.48 feet to the point of beginning.

ATTACHMENT "B"
Legal Description (Corrected)

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

Commencing at the Southeast Corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds West a distance of 1029.47 feet to a point; thence North 38 degrees 57 minutes 04 seconds East a distance of 342.65 feet to a 5/8" capped rebar set, said point also being the point of beginning of herein described parcel of land; thence with a curve turning to the left with an arc length of 313.38 feet; with a radius of 2171.54 feet with a chord bearing of North 84 degrees 28 minutes 19 seconds West, with a chord length of 313.11 feet to a 5/8" capped rebar set; thence North 38 degrees 57 minutes 49 seconds East a distance of 420.00 feet to a 5/8" capped rebar set; thence South 51 degrees 02 minutes 11 seconds East a distance of 260.60 feet to a 5/8" capped rebar set; thence South 38 degrees 48 minutes 12 seconds West a distance of 247.48 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/10/2021 09:05:54 AM
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Allen S. Bayl