

~~SOUTH ALABAMA~~
STATE OF ALABAMA)
~~MINNEAPOLIS~~
SHELBY COUNTY)

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03/01/2021 07:57:59 AM
AFFID 1/2

AFFIDAVIT

Before me, the undersigned, a Notary Public in and for said County in said State, personally appeared Jay A. Rosenberg, whose is signed to this affidavit and who is known to me, and being by me first duly sworn, deposes and says as follows:

That my name is Jay A. Rosenberg, and I was the Attorney who prepared the Special/Limited Warranty Deed on November 13, 2009, from Federal Home Loan Mortgage Corporation, Grantor to Jacob Tubbs, Grantee.

That this affidavit is given to correct scrivener's error in that certain Warranty Deed recorded February 2, 2010 **in Instrument No. 20100202000033360** in the Probate Office of Shelby County, Alabama. The error appears in the legal description and it should read:

A parcel of land lying in the Southwest 1/4 of the Northeast 1/4 of Section 23, Township 20 South, Range 4 West, Shelby County, Alabama being more particularly described as follows:

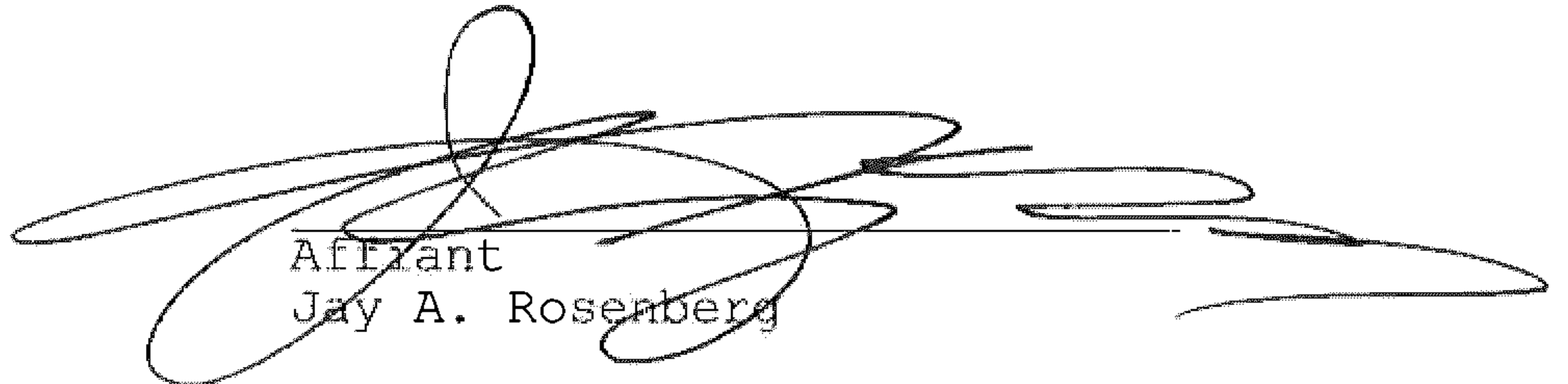
Commence at the Southwest corner of said 1/4 1/4 Section 23, Township 20 South, Range 4 West, Shelby County, Alabama; thence run East along the South line of said 1/4 1/4 for a distance of 847.02 feet to the POINT OF BEGINNING; thence continue along said line for a distance of 490.00 feet to a point; thence deflect an angle left of 89°13'40" and run North for a distance of **205.38** feet to a point; thence deflect an angle left of 74°36'37" and run Northwest for a distance of 205.00 feet to a point; thence deflect an angle left of 57°44'01" and run Southwest for a distance of 395.48 feet to the POINT OF BEGINNING.

Also a 15 foot easement for ingress and egress described as follows:

Commence at the Southwest corner of said 1/4 1/4 Section 23, Township 20 South, Range 4 West, Shelby County, Alabama; thence run West along said 1/4 1/4 line for a distance of 847.02 feet to a point; thence deflect 41°34'18" left and run a distance of 174.81 feet to the centerline of a 15.0 wide easement for Ingress and Egress; thence deflect 98°40'23" left and run 35.19 feet to a point; thence deflect 12°45'19" right and run 112.67 feet to a point; thence deflect 8°38'26" left and run 47.28 feet to a point; thence deflect 10°20'44" left and run 21.83 feet to a point; thence deflect 22°24'19" left and run 33.10 feet to a point; thence deflect 17°05'51" left and run 114.22 feet to a point; thence deflect 45°25'3" left and run 34.77 feet to a point; thence deflect 22°13'31" right and run 22.13 feet to a point; thence deflect 85°38'26" right and run 36.29 feet to a point; thence deflect 19°42'10" right and run 48.96 feet to a point; thence deflect 12°47'05" left and run 57.92 feet to a point; thence deflect 17°58'33" left and run 80.94 feet to a point; thence deflect 10°44'24" right and run 66.44 feet to a point; thence deflect 8°30'34" left and run 26.96 feet to a point, said point lying on the South right of way of Shelby County Highway #93 having a 60.00 right of way and being the end of the 15.0 easement.

All other particulars remain the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 11TH day of February, 2021.


Affiant
Jay A. Rosenberg

Sworn and subscribed to before me on this the 11TH day of January, 2021.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2021 07:57:59 AM
\$25.00 CHERRY
20210301000099390

Allen S. Byrd


Notary Public
My Commission Expires: 10/1/2023

This Instrument Prepared By:
Mark E. Gualano, Attorney
701 Chestnut Street
Vestavia Hills, AL 35216

