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Shelby Cnty Judge of Probate, AL
03/12/2021 08:43:45 AM FILED/CERT

STATE OF ALABAMA

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COUNTY OF SHELBY

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In re: Instrument #20210111000015760

Shelby County, Alabama

SCRIVENER'S AFFIDAVIT

Personally, appeared before me, the undersigned deponent who being duly sworn, deposes and says on oath the following:

Deponent is an attorney at law, who prepared the Life Estate Deed recorded on January 11, 2021, in the Office of the Judge of Probate. Due to a scrivener's error, the below legal description omitted the legal description for a portion of the property that the homestead exists. Instead of the full description being described, only a small portion of the property, rather than the entire parcel was properly identified. Such an omission was drafted by mistake. Therefore, the legal description is hereby corrected to reflect the following new legal description:

Description of a tract of land situated in the NE ¼ of Section 7, and the NW ¼ of Section 8, Township 22 South, Range 2 West, Shelby County, Alabama more particularly described as follows:

Commence at the NE corner of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama, and run South 00 degrees 35 minutes 16 seconds West along the East line of said Section 7 for 1019.73 feet to a point of intersection with the Northwesterly right of way line of Shelby County Road No. 226, and point of beginning; thence North 53 degrees 06 minutes 53 seconds East for 230.00 feet; thence left 90 degrees 00 minutes and run North 36 degrees 53 minutes 06 seconds West for 300.04 feet; thence North 00 degrees 35 minutes 16 seconds East for 98.00; thence North 89 degrees 24 minutes 44 seconds West for 380.00 feet; thence South 00 degrees 35 minutes 16 seconds West for 470.77 feet; thence South 87 degrees 09 minutes 09 seconds East for 366.03 feet; thence North 50 degrees 08 minutes 56 seconds East for 18.74 feet to the point of beginning. Containing 5.00 acres more or less.

LESS AND EXCEPT:

Commence at the Northeast corner of Section 7.T-22S.R-2W. Shelby County, AL, and run S 00° 35' 16" W for 1019.73 ft. to the point of beginning. From said POB, run N 89° 24' 44" W for 380.00 ft. thence run S 02° 20' 58" W for 169.31 ft. thence run N 44° 49' 28" E for 105.37 ft. thence run N 73° 51' 01" E for 325.48 ft. to the point of beginning. Said Parcel containing .055 acres more or less.

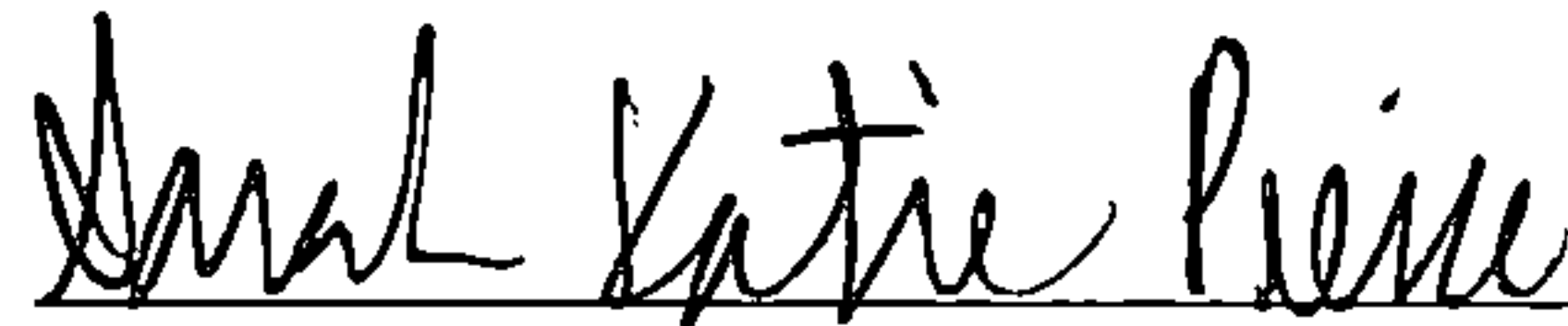
This affidavit is filed to make this correction for the Life Estate Deed recorded on January 11, 2021 in Instrument Number 20210111000015760.



Jack T. Carney, Attorney
Carney Dye, LLC
300 Office Park Drive, Suite 160
Birmingham, Alabama 35223

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

The foregoing Scrivener's Affidavit was sworn to and subscribed before me by Jack T. Carney on this 29th day of January, 2021.



Notary Public

My Commission Expires: 10/21/2023


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