

STATE OF ALABAMA)
COUNTY OF SHELBY)

SCRIVENER'S AFFIDAVIT

BEFORE ME, a Notary Public, in and for said State and County, personally appeared Jul Ann McLeod, who, being first duly sworn, does depose and say on oath as follows:

"My name is Jul Ann McLeod. I am an Alabama attorney practicing in the City of Hoover, Alabama. In my capacity as such, I prepared that certain Warranty Deed from Tara Lauren Sprouse and Jerry Shane Hutchinson, wife and husband, to Courtney Marie Chamberlain, dated June 26, 2019 and recorded on June 28, 2019, in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20190628000231720 (the "**Deed**"); that certain Mortgage from Courtney Marie Chamberlain, a single person, to BancorpSouth Bank, dated June 26, 2019 and recorded on June 28, 2019, in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20190628000231730 ("**Mortgage**"); and that certain Loan Modification Agreement between Courtney Marie Chamberlain, a single person, and BancorpSouth Bank, dated February 2, 2021 and recorded on March 12, 2021, in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20210312000125040 (the "**Agreement**").

This Scrivener's Affidavit is being executed to bring attention to and correct a scrivener's error appearing in the legal description of the Deed, Mortgage and the Agreement. The correct legal description should read as follows (emphasis added):

Lot 345, according to the Survey of Old Cahaba Oak Ridge Sector, Third Addition, as recorded in Map Book 27, **Page 59**, in the Office of the Judge of Probate of Shelby County, Alabama.

It is the purpose and intent of this Scrivener's Affidavit to correct the legal description contained in the Deed, Mortgage and the Agreement."



JUL ANN MCLEOD

(L.S.)

SWORN TO AND SUBSCRIBED BEFORE ME this 13 day of April, 2021.

(SEAL)



Notary Public

My Commission Expires: _____

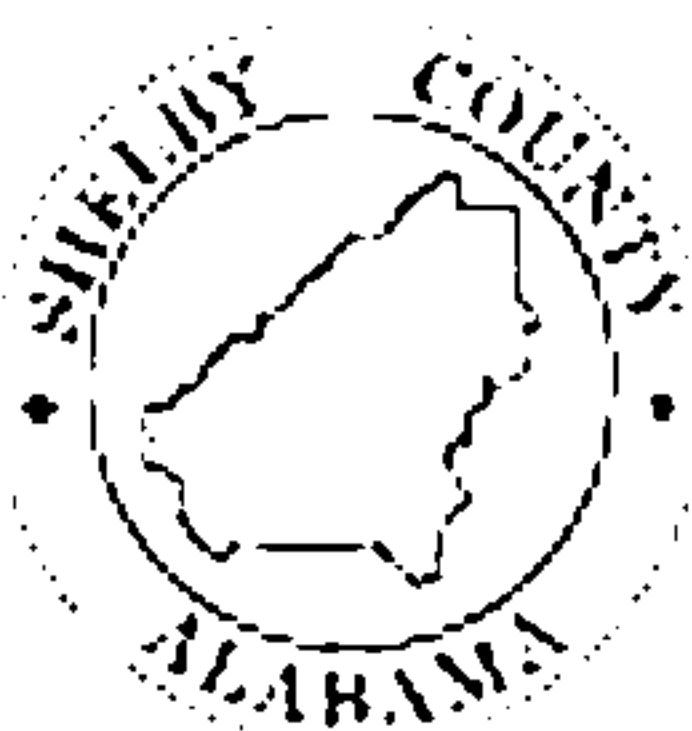
This instrument prepared by:

Jae Reong Kim, Esq.

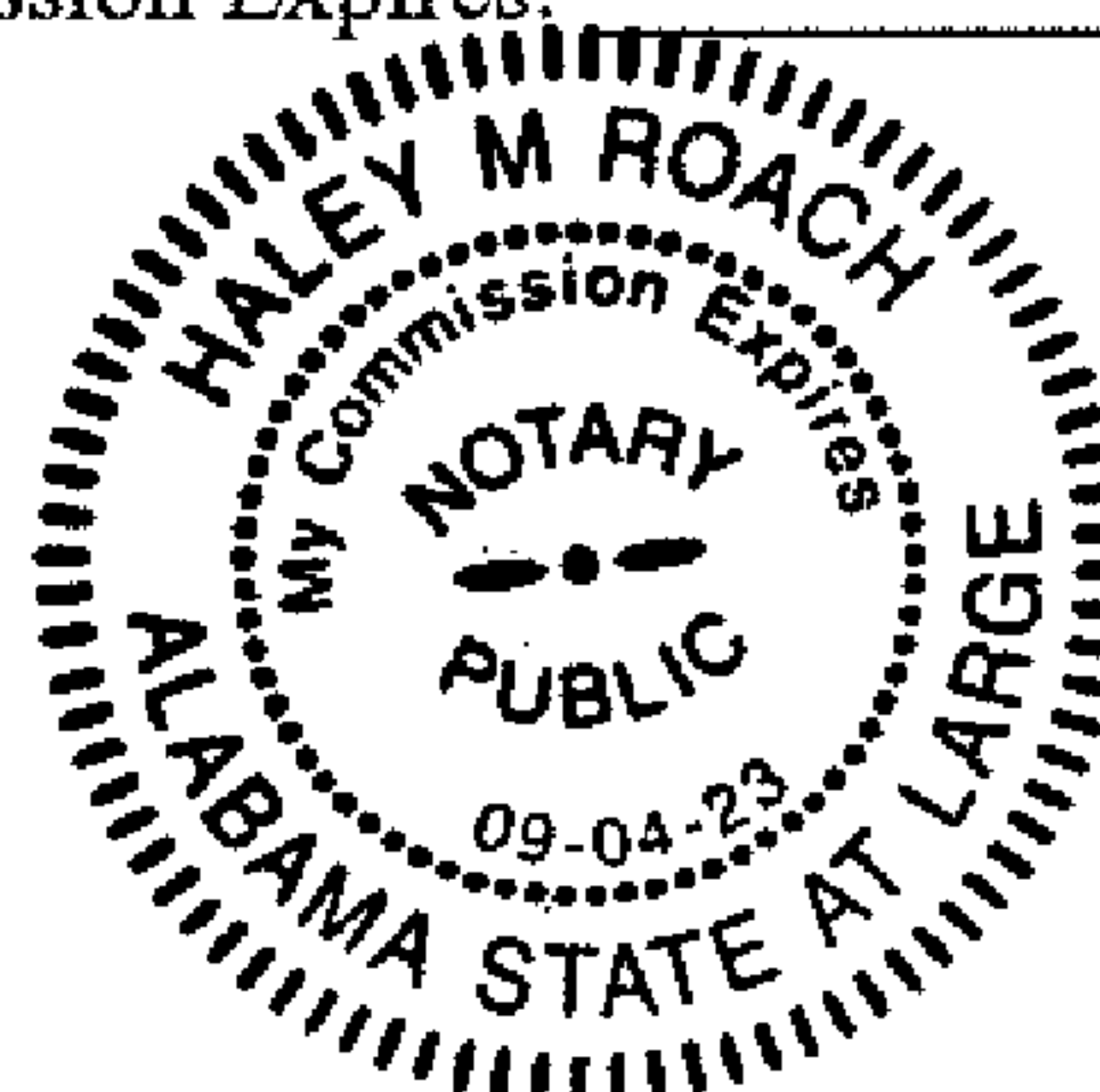
SASSER, SEFTON & BROWN, P.C.

P.O. Box 4539

Montgomery, AL 36103-4539



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County ¹
Clerk
Shelby County, AL
04/13/2021 12:39:45 PM
\$26.00 CATHY
20210413000184360



00877996.DOCX

Alvin S. Beal