

Prepared By and Return To:

FBC Mortgage, LLC

Attn: Final Document Department.

1230 Commerce Park Drive, Suite 116

Longwood, FL 32779

Loan: 1134203681

SCRIVENER'S AFFIDAVIT

Before me the undersigned authority, personally appeared Justin N. Smitherman ("Affiant"), who after first being duly sworn, deposes and states as follows:

1. The undersigned affiant is the closing attorney and President of Alabama Law Services, LLC. whose business address is 173 Tucker Road, Ste 201, Helena, Alabama 35080.
2. Mortgage dated August 3, 2020 given to FBC Mortgage, LLC, from James Adam Manasco and Laura Anne Tidwell, recorded August 4, 2020 as Instrument # 20200804000329280 in Shelby County, Alabama which encumbers the following described property:

LOT 109, ACCORDING TO THE SURVEY OF WILLOW OAKS, AS RECORDED IN MAP BOOK 38,
PAGES 137 A, B, AND C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

3. The mortgage referenced above, contains a Scrivener's error in that the notary stamp used by the closing attorney is not visible on page 9 of the recorded instrument.
4. The closing attorney, Justin N. Smitherman, does attest the Mortgage was stamped at time of closing on the original instrument and will add the notary stamp to this document as an exact resemblance below as Exhibit A:

Exhibit A

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

Dated: 4/14/21

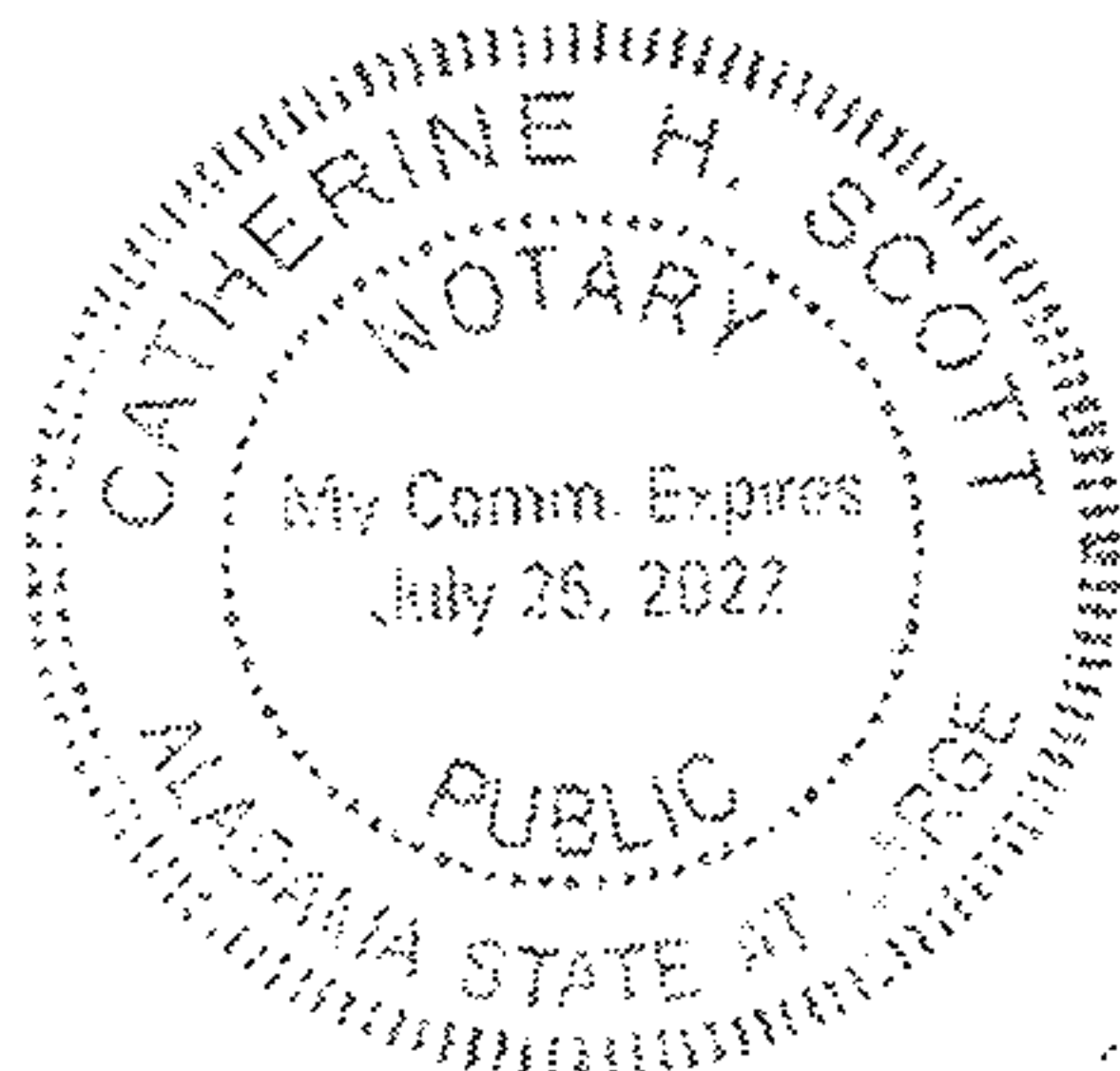
Name: Justin N. Smitherman

STATE OF Alabama

COUNTY OF Shelby

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this April 14, 2021 by Justin N Smitherman, who is personally known to me or who has produced Driver's License as identification.

[Notary Seal]



Catherine H. Scott
Notary Public
Name typed, printed or stamped

My Commission Expires: 7-25-2022

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/20/2021 08:36:40 AM
\$23.00 JOANN
20210420000195700

Allen S. Bayl