

Grantor: Jeffrey Wayne Brumfield, a married man, and John David Brumfield, a married man
Grantee: John David Brumfield
Instrument No: 20210419000192730

SCRIVENER’S AFFIDAVIT

STATE OF ALABAMA)
COUNTY OF SHELBY)

20210423000203370
04/23/2021 02:53:08 PM
AFFID 1/2

Before me the undersigned notary public, personally appeared Justin N. Smitherman, who, after being sworn, deposes and says as follows:

My name is Justin N. Smitherman; I am over the age of nineteen (19) years and have personal knowledge of the facts set out herein.

I am a member in good standing with the Alabama State Bar. In my capacity as an attorney at law, I had prepared at my direction and under my supervision, that certain warranty deed that **Jeffrey Wayne Brumfield, a married man, and John David Brumfield, a married man**, executed in favor of John David Brumfield, a married man, and said deed was subsequently recorded in Instrument No: 20210419000192730 in the Office of the Judge of Probate of Shelby County, Alabama.

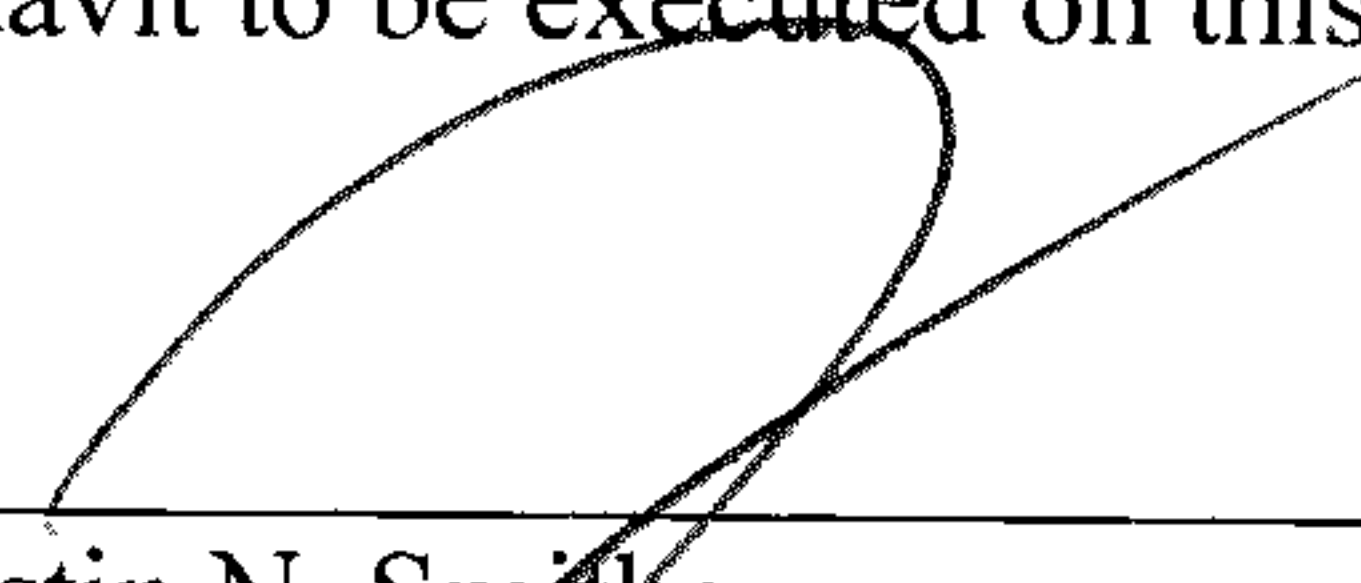
That certain legal description included on the above referenced instrument was incorrect. Please see Attached Exhibit A for correct legal description for the deed.

The following paragraph was unintentionally omitted from the deed:

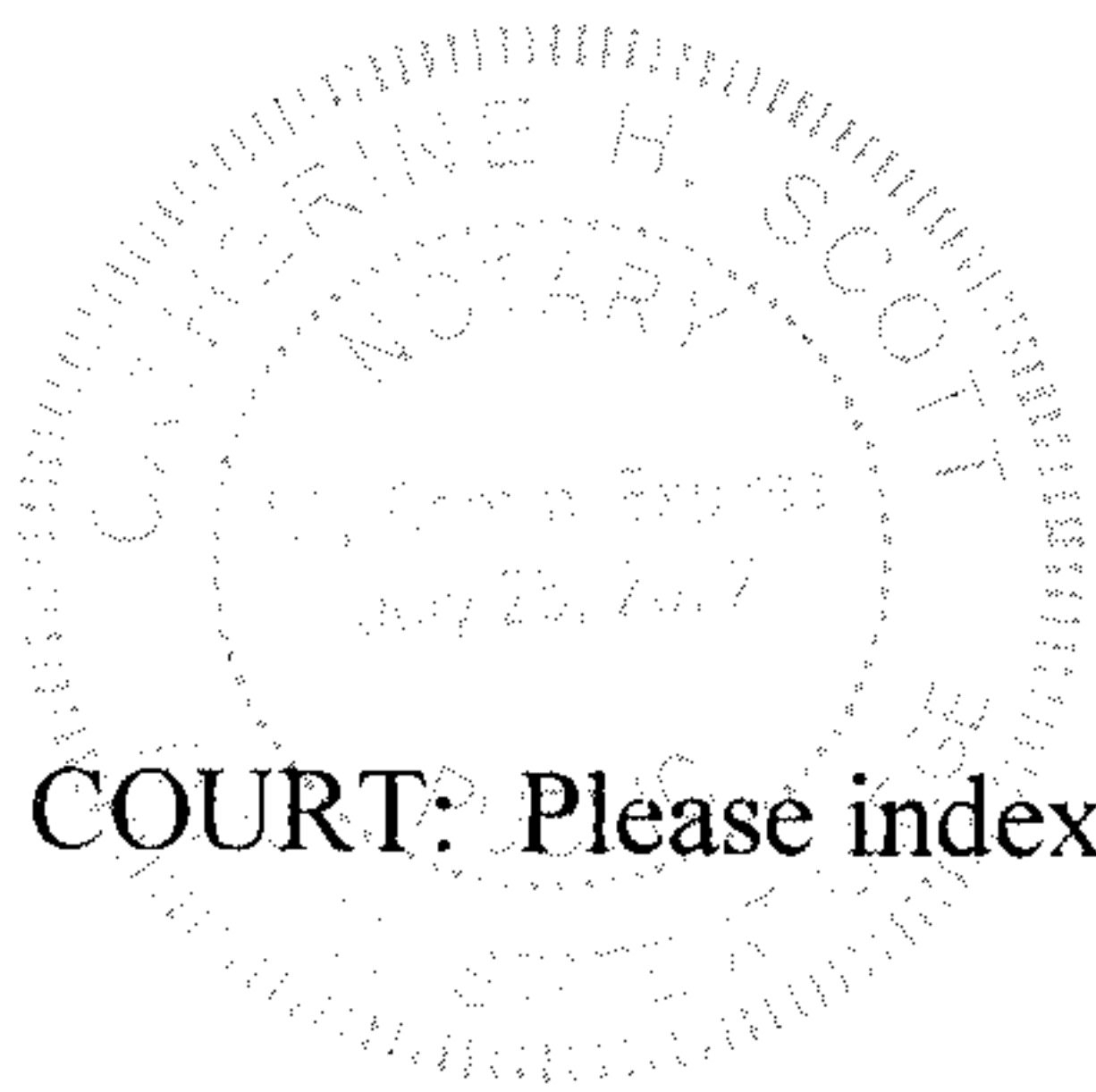
THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR. NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

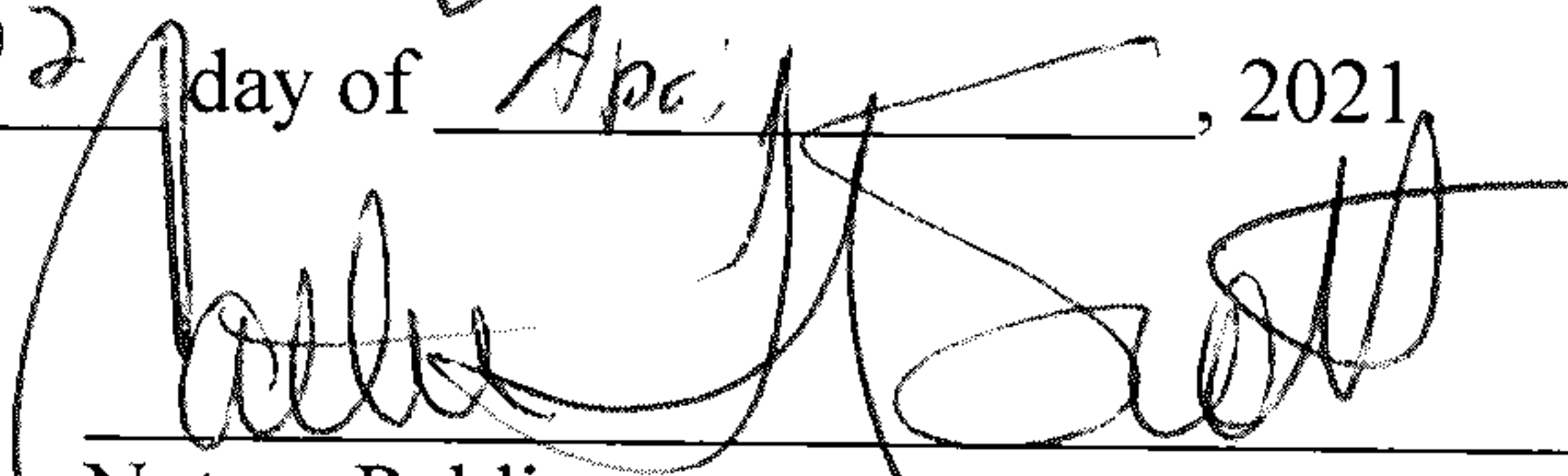
Further affiant saith not.

In witness thereof, the undersigned has caused this affidavit to be executed on this the 22 day of April, 2021.


Justin N. Smitherman

Sworn to and subscribed before me on this the 22 day of April, 2021.




Notary Public
My Commission Expires: 7-25-2022

NOTE TO PROBATE COURT: Please index under the names of the Grantor and Grantee.

EXHIBIT A

Commence at the south east corner of the south east quarter of the south west quarter of section 24, township 20 south, range 4 west, Shelby County, Alabama, thence northerly along the east line of said 1/4-1/4 section, 320.0 feet to the point of beginning of the property being described, thence continue along the last described course 344.60 feet to point, thence 92 degrees, 05 minutes 30 seconds left 393.24 feet to a point on the south right of way line of Shelby County highway number thirteen, thence 32 degrees 20 minutes left and 323.90 feet southwesterly along said right of way line to a point, thence 55 degrees 38 minutes 30 seconds left 1,088.53 feet to a point; thence 92 degrees 28 minutes 55 seconds left 450.39 feet to a point, thence 87 degrees 26 minutes 45 seconds left 388.12 feet to a point, thence 92 degrees 27 minutes 40 seconds left 205.97 feet to a point, thence 92 degrees 04 minutes right 528.86 feet to a point, thence 87 degrees 52 minutes right 417.42 feet to the point of beginning.

Less and except the following described parcels of property:

Commence at the south east corner of the south east quarter of the south west quarter of section 24, township 20 south, range 4 west, Shelby County, Alabama, thence southerly along the east line of the north east quarter of the north west quarter 208.86 feet to a point, thence 87 degrees 32 minutes 20 seconds right and westerly 415.97 feet to a point thence 92 degrees 04 minutes right and northerly 373.70 feet to the point of beginning of the property being described, thence continue along last described course 155.16 feet to a point, thence 22 degrees 0 minutes left 306.0 feet to a point on the south right of way line on Shelby County highway number 13, thence 109 degrees 35 minutes 05 seconds left and south westerly along said right of way line 168.94 feet to a point, thence 48 degrees, 0 minutes left and southerly 325.0 feet to a point, thence 90 degrees 0 minutes left and easterly 243.35 feet to the point of beginning,

and also less and except:

Commence at the S. E. corner of the S.E. quarter of the S.W. Quarter of section 24, township 20 South, range 4 west, Shelby County, Alabama, thence northerly along the east line of said quarter-quarter, 320.0 feet to the point of beginning of the property being described, thence continue along last described course 344.60 feet to a point, thence 92 degrees 05 minutes 30 seconds left and westerly 253.02 feet to a point, thence 87 degrees 54 minutes 30 seconds left and southerly 344.49 feet to a point, thence 92 degrees 04 minutes 00 seconds left and easterly 253.02 feet to the point of beginning, less and except that portion of the public road that traverses through the property, containing 2.0 acres and marked on the corners with iron pins as shown on the plat.

And also less and except:

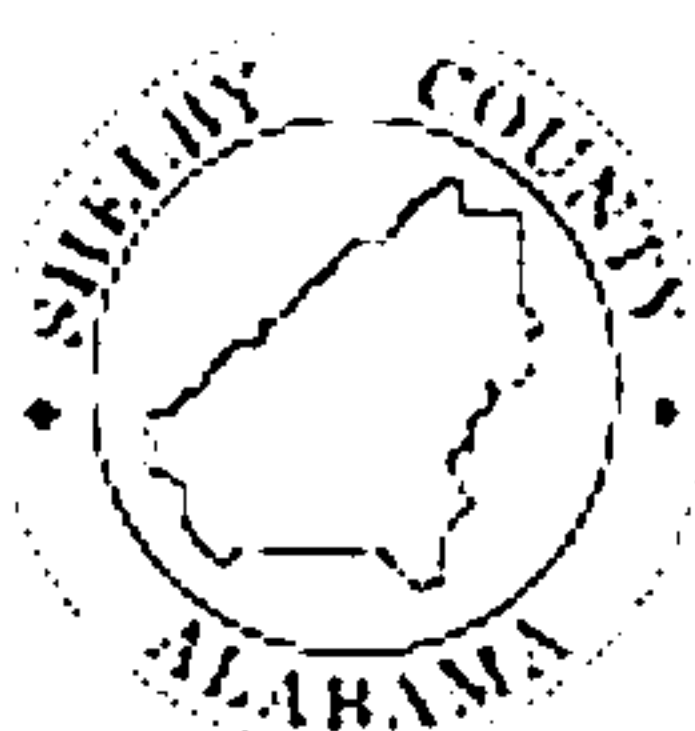
Commence at the SE corner of the SE ¼ of the SW ¼ of section 24, Township 20 South, Range 4 West; thence run N 89°57'33" W along the south line of said ¼-¼ for 417.43'; thence run N 02°10'27" E for 320.00' to the point of beginning; thence run N 26°30'32" W for 245.19' to a point on the Southerly right of way line of County Road 13; thence run S 49°54'26" W along said line for 99.03' thence run S 36°30'20" E for 59.66'; thence run S 54°16'28" E for 184.41' to the point of beginning.

And also less and except:

Commence at the northeast corner of the northeast quarter of the northwest quarter of section 25, township 20 south, range 4 west, Shelby county, Alabama and run thence north 89 degrees 57 minutes 33 seconds west along the north line of said quarter- quarter section a distance of 417.42? to a point; thence run south 31 degrees 44 minutes 21 seconds west a distance of 230.44? to a set 1/2? rebar corner and the point of beginning of the property being described; thence run south 24 degrees 27 minutes 11 seconds west a distance of 210.00 feet to a set 1/2 inch rebar corner; thence run south 65 degrees 32 minutes 49 seconds east a distance of 210.00 to a set 1/2 inch rebar corner; thence run north 24 degrees 27 minutes 11 seconds east a distance of 210.00 feet to a set 1/2 inch rebar corner; thence run north 65 degrees 32 minutes 49 seconds east a distance of 210.00 to the point of beginning, containing 1.0 acres more or less. property is subject to any and au, agreements, easements, restrictions and/or limitations of probated record and / or applicable law.

There is a twenty foot wide (20?) access easement for ingress and egress to and from this property, the centerline of which is described as follows:

Commence at the northeast corner of the northeast quarter of the northwest quarter of section 25, township 20 south, range 4 west, Shelby county, Alabama and run thence north 89 degrees 57 minutes 33 seconds west along the north line of said quarter- quarter section a distance of 417.42? to a point; thence run south 33 degrees 44 minutes 21 seconds west a distance of 230.44? to a point; thence run south 24 degrees 27 minutes 11 seconds west a distance of 103.41? to the point of beginning, on the centerline, of the easement being described; thence run north 71 degrees 02 minutes 16 seconds west 22.27? to a point; thence run north 28 degrees 33 minutes 10 seconds west 65.39? to a point; thence run north 69 degrees 48 minutes 33 seconds west 53.02? to a point; thence run north 04 degrees 03 minutes 07 seconds west 90.50? to a point; thence run north 00 degrees 29 minutes 12 seconds west 70.59? to a point; thence run north 48 degrees 36 minutes 33 seconds west 34.64? to a point; thence run north 82 degrees 31 minutes 31 seconds west 40.14? to a point; thence run south 89 degrees 20 minutes 32 seconds west 136.58? to a point; thence run north 89 degrees 37 minutes 02 seconds west 106.81? to a point; thence run north 53 degrees 38 minutes 10 seconds west 42.17? to a point; thence run north 27 degrees 08 minutes 42 seconds west 116.85? to a point in the centerline of highway 13 and the end of the required easement,



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/23/2021 02:53:08 PM
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Allen S. Bayl