

STATE OF ALABAMA)
COUNTY OF SHELBY)

SCRIVENER'S AFFIDAVIT

Before me, a Notary Public in and for the said County, in said State, personally appeared M. PAUL KILLIAN, who being by me first duly sworn, did depose and say as follows:

"My name is M. Paul Killian. I am the attorney who prepared a legal description to be inserted into a Deed from University Associates, Inc., an Alabama limited liability company, to Oak Park Heights Apartments, LLC, a Florida limited liability company, dated April 9, 2021 and recorded April 9, 2021 in ID# 20210409000179830, in the Office of the Judge of Probate of Shelby County, Alabama ("Deed").

The property description in the above Deed was incomplete.

The correct property description should read as follows:

Parcel 1:

A part of the S 1/2 of SW 1/4 of NE 1/4, Section 21, Township 22 South, Range 3 west, described as follows: commence at the SW corner of said 1/4 1/4 Section and run Northward along West line of same 449.5 feet to Northwest corner of Property sold to W. E. Lovelady, Jr., as described in Deed Book 236 Page 421 in Probate Office of Shelby county, Alabama, for point of beginning; thence run Easterly along North line of Lovelady property, 548.15 feet to west line of property sold to W.E. Lovelady, Jr., as described in Deed Book 186 Page 324 in said Probate Office; thence Northeasterly direction along West line of Lovelady property to the North line of S 1/2 of SW 1/4 of NE 1/4 of Section 21, at a point 725 feet west of the Northeast corner of said 20-acre tract; thence West along North line of said 20-acre tract to the East right-of-way line of Montevallo-Siluria Highway; thence in a Southerly direction along East right-of-way line of said Highway to point of beginning; being situated in Shelby County, Alabama.

Parcel 2:

A part of the N 1/2 of SW 1/4 of NE 1/4 of Section 21 Township 22 south, Range 3 West, more particularly described as follows:

Commence at the intersection of the North line of the SW 1/4 of NE 1/4 of said section 21, with the East boundary of the Montevallo-Siluria road and run South along said boundary a distance of 538.55 feet to point of beginning of lot herein described; thence run East and parallel with the North line of said forty acres a distance of 354.14 feet; thence run south and parallel with said road boundary a distance of 123 feet; thence run West and parallel with the North line of said forty acres a distance of 354.14 feet to the East boundary of said road; thence North along the East boundary of said road a distance of 123 feet to point of beginning.

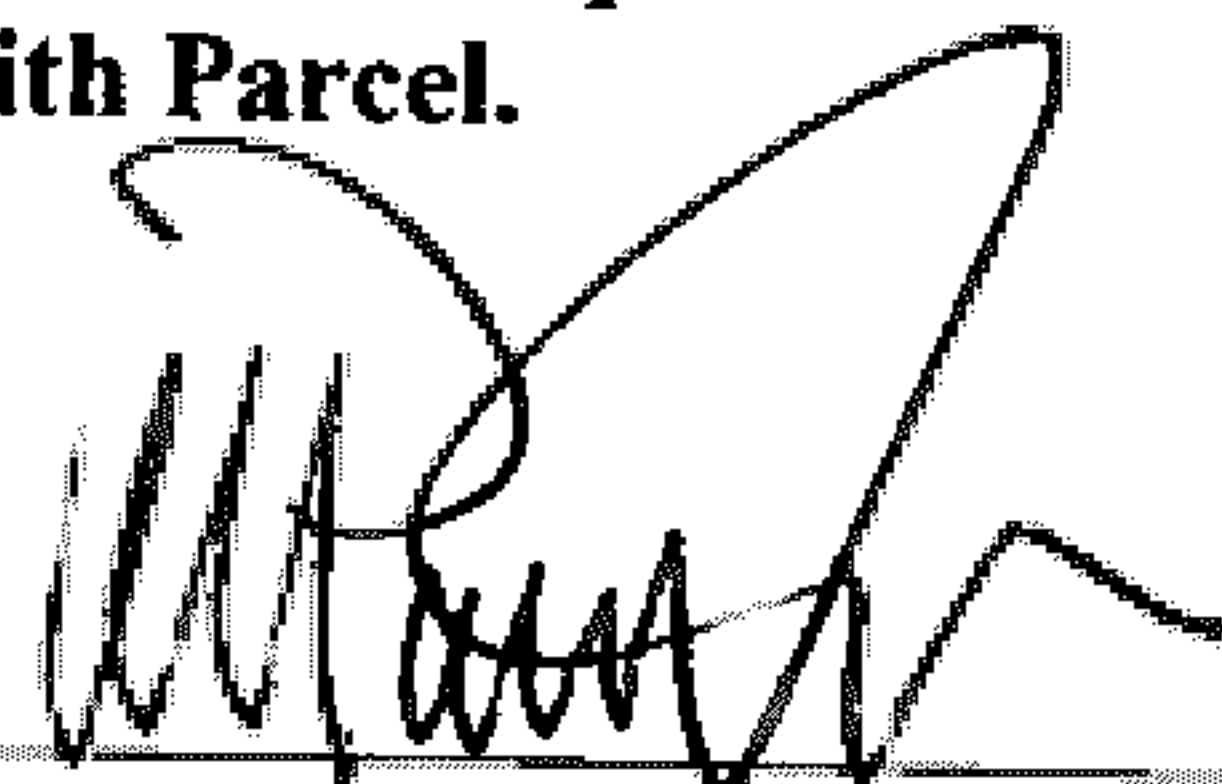
Subject to Easement for Sanitary Sewer granted to City of Montevallo as recorded in Deed Book 219, Page 501, Shelby County Records.

ALSO

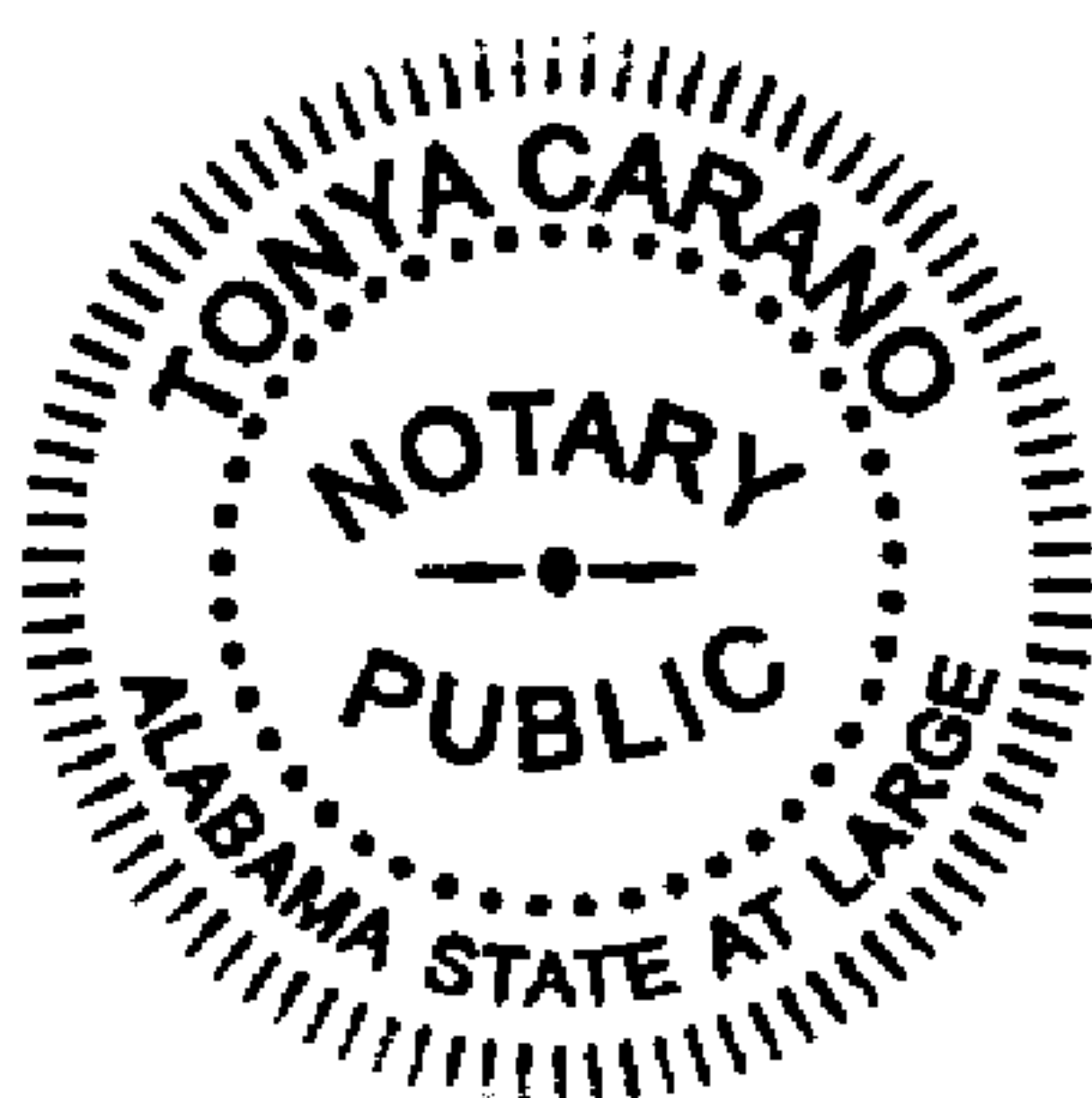
Commence at the point of intersection of the east right-of-way line of Alabama Highway 119 with the south right-of-way line of Overland Road; thence run easterly along said south right-of-way line of said Overland Road for a distance of 354.14 feet to the northeast corner of the parcel of land described in Deed Book 296, Page 381 (Gentry Property), and being the northwest corner of the parcel of land described in Deed Book 348, Page 371 (Griffith Property), said point being the point of beginning of the parcel of land herein described; thence turn an angle of 10 degrees 32 minutes 47 seconds to the right and run along said south right-of-way line of said Overland Road for 26.00 feet to a point; thence turn an angle of 74 degrees 03 minutes 20 seconds to the right and run southerly 117.70 feet to a point on the south boundary line of the above mentioned Griffith property; thence turn an angle of 94 degrees 12 minutes 32 seconds to the right and run along the south boundary of said Griffith property for 25.07 feet to a point, being the southwest corner of said Griffith property; thence turn an angle of 85 degrees 47 minutes 28 seconds to the right and run northerly along the boundary line between the above mentioned Gentry and Griffith Properties for 123.00 feet to the point of beginning. Said parcel is lying in the SW 1/4 of the NE 1/4, Section 21, Township 22 South, Range 3 West, and contains 3008 square feet (0.069 acre).

It is the intent of this description to describe a 25 foot wide strip of land running along the west side of the parcel mentioned above as the Griffith Parcel.

Further deponent saith not."

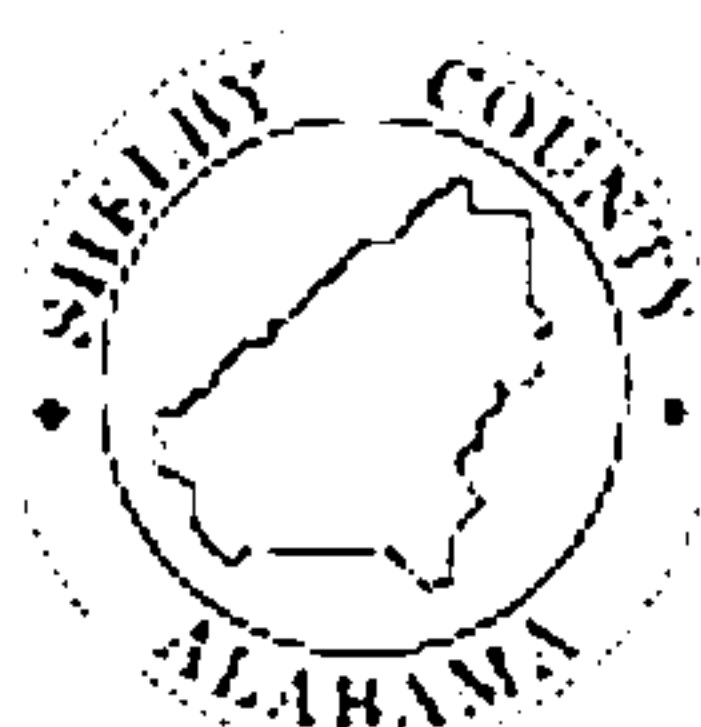

M. Paul Killian

Sworn to and subscribed before me, this 6 day of May, 2021.




NOTARY PUBLIC
My Commission Expires: 5/11/22

Harrison and Gammons, P.C.
M. PAUL KILLIAN
2430 L & N Drive, Huntsville, AL 35801
256-533-7711
TC 21-13020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/06/2021 12:13:39 PM
\$25.00 CHERRY
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