

This Instrument was Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040


20210528000263770 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
05/28/2021 01:21:25 PM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHEBLY)

Scrivener's Affidavit

Before me, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared *Clint C. Thomas, Esq.*, who after being by me first duly sworn, deposed and said on oath as follows:

My name is *Clint C. Thomas, Esq.*, and I am familiar with the following facts:

I was the prepared of that certain Warranty Deed with Joint Tenancy with Right of Survivorship filed for record in the Probate Court of Shelby County, Alabama, as Instrument # 20210412000182700, conveying the following described real estate from **J & R Properties, L.L.C., a duly authorized Alabama limited liability company**, as SELLER to **Torrealba Territories, L.L.C., a duly authorized Alabama limited liability company**, as BUYER:

Part of the City of Calera, more particularly described as follows: Commence at a point on the line between Sections 20 and 21, Township 22 South, of Range 2 West, 700.28 feet north of the southwest corner of Section 21, Township 22 South of Range 2 West, which point is in the center of the CSX Railroad right-of-way, as now located; Thence northeast in said right-of-way a distance of 2798.18 feet to a point in the west right-of-way line of U.S. Highway 31 (Montgomery Avenue or Street) in Calera, Alabama, 55.55 feet north of the south right-of-way line of the CSX Railroad, Thence south along the said west line of U.S. Highway 31 a distance of 255.6 feet to a point in the center of a brick wall and the Point of Beginning of the property hereby conveyed; Thence turn right and run west along and with the center of a brick wall 133 feet to an alley; Thence south along and with said alley 24.8 feet to the face of a brick wall; Thence run east along and with said face of said brick wall 133 feet to the west right-of-way line of U.S. Highway 31; Thence run north 24.8 feet along and with said west right-of-way line to the Point of Beginning; said lot or parcel of land is located in the SE 1/4 of the NW 1/4 of Section 21, Township 22 South, Range 2 West, Shelby County, Alabama.

Subject to all easements, restrictions and rights of way of record.

It has been brought to my attention that the type of deed referenced in the said Warranty Deed with Joint Tenancy With Right of Survivorship was the improper type of deed. **The correct type of deed should have been a Corporation Form Warranty Deed.**

This affidavit is given to correct the type of deed in the above-described Warranty Deed with Joint Tenancy with Right of Survivorship.

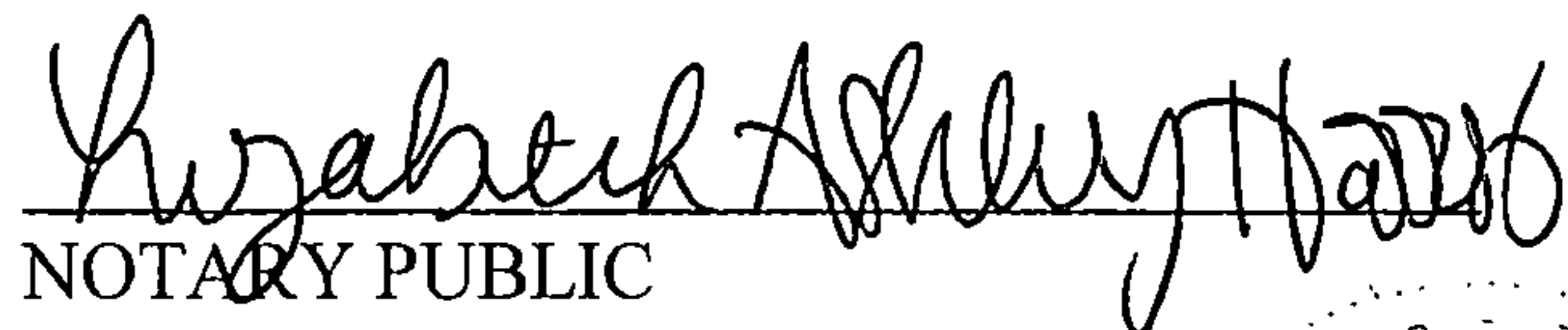
Further affiant saith not.



CLINT C. THOMAS
Attorney at Law
Affiant

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

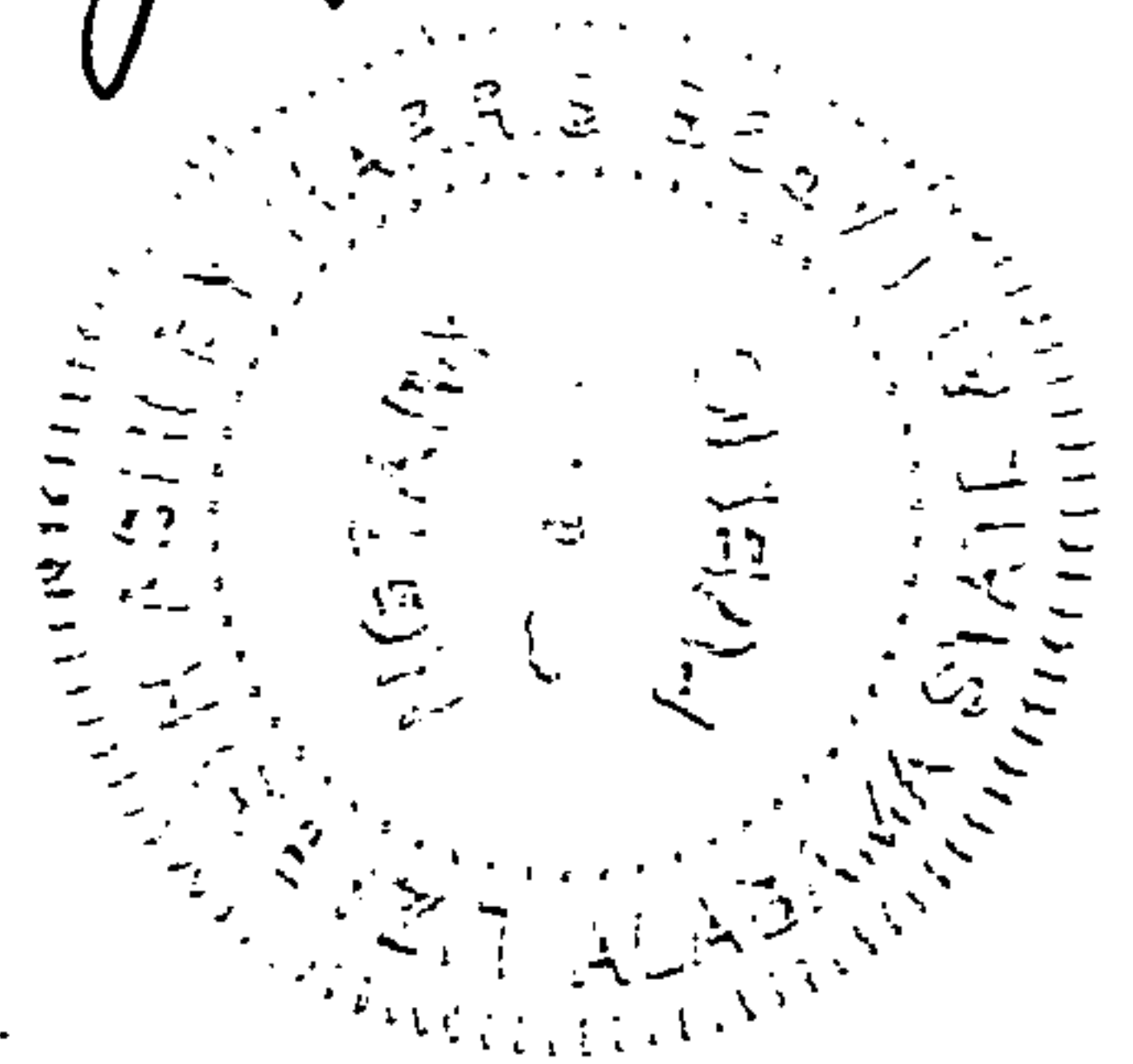
Sworn to and subscribed to before me and my official seal on this the 27 Day of May, 2021.



NOTARY PUBLIC

My Commission Expires:

My Commission Expires August 15, 2023



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