

## Scrivener's Affidavit

**INDEX:**            **Grantee**                            **Shelby Springs Stock Farms, Inc.**  
                  **Grantor**                            **Roy Martin Construction, Inc.**  
                  **Reference Instrument No. 2001-25405**

Before me, the undersigned, personally appeared James J. Odom, Jr., who after first being duly sworn, depose(s) and say(s) the following:

1. I am over the age of 21 years and have personal knowledge of the following facts.
2. I prepared that certain Statutory Warranty Deed dated June 5, 2001 and filed for record in the office of the Judge of Probate of Shelby County, Alabama on June 20, 2001 which is there recorded as **Instrument No. 2001-25405**.
3. Due to a scrivener's error omitting the Township and Range, the legal description in the above described Instrument reads as follows:

BEGIN at the SW corner of said Section 35; thence S 88 deg 1' 59" E along the south line of the SW 1/4-SW 1/4 of said Section 35 a distance of 1319.76' to the SE corner of said 1/4-1/4 section; thence N 0 deg 0' 57" E along the east line of said 1/4-1/4 section, a distance of 1326.71' to the SW corner of the NE 1/4-SW 1/4 of said Section 35; thence S 88 deg 12' 11" E a distance of 2639.95' to the SE corner of NW 1/4-SE 1/4 of said Section 35; thence N 0 deg 1' 58" E along the east line of said 1/4-1/4 section a distance of 1336.01' to the NE corner of said 1/4-1/4 section; thence N 0 deg 1' 58" E along the east line of the SW 1/4-NE 1/4 of said Section 35, a distance of 642.39' to its intersection with the southeasterly R.O.W. line of State Highway # 70 (variable R.O.W.); thence S 67deg 26' 25" W and along said R.O.W. line, a distance of 197.04'; thence S 22 deg 33' 35" E and along said R.O.W. line, a distance of 20.0'; thence S 67 deg 26' 25" W and along said R.O.W. line a distance of 1143.61'; thence N 22 deg 33' 35" W and along said R.O.W. line a distance of 10.0'; thence S 67 deg 26' 25" W and along said R.O.W. line, a distance of 1446.88'; thence S 22 deg 33' 35" E and along said R.O.W. line a distance of 5.0'; thence S 67 deg 26' 25" W and along said R.O.W. line, a distance of 400.79'; thence S 22deg 33' 35" E and along said R.O.W. line, a distance of 25.0" thence S 67 deg 26' 25" W and along said R.O.W. line a distance of 414.77'; thence N 22 deg 33' 35" W and along said R.O.W. line a distance of 15.0' to the beginning of a curve to the right having a radius of 5795.92', a central angle of 3 deg 51' 41" and subtended by a chord which bears S 69 deg 22' 16" W a chord distance of 390.54'; thence along the arc of said curve and said R.O.W. line, a distance of 390.62'; thence N 18 deg 41' 53" W along said R.O.W. line and a line radial to said curve, a distance of 5.0' to the beginning of a curve to the right having a radius of 5790.92', a central angle of 10 deg 1' 26" and subtended by a chord which bears S 76 deg 18' 50" W a chord distance of 1011.83'; thence along the arc of said curve and said R.O.W. line, a distance of 1013.12'; thence N 8 deg 40' 27" W along said R.O.W. line and a line radial to said curve, a distance of 10.0' to the beginning of a curve to the right having a radius of 5780.92', a central angle of 2 deg 0' 17" and subtended by a chord which bears S 82 deg 19' 41" W a chord distance of 202.26'; thence along the arc of said curve and said R.O.W. line, a distance of 202.27'; thence S 6 deg 40' 10" E along said R.O.W. line and a line radial to said curve, a distance of 15.0' to the



beginning of a curve to the right having a radius of 5795.92', a central angle of 1 deg 46' 17" and subtended by a chord which bears S 84 deg 12' 59" W a chord distance of 179.19'; thence along the arc of said curve and said R.O.W. line, a distance of 179.20' to the end of said curve; thence S 85 deg 06' 07" W along said R.O.W. line and a line tangent to said curve, a distance of 223.27'; thence N 4 deg 53' 55" W and along said R.O.W. line a distance of 20.0'; thence S 85 deg 06' 07" W and along said R.O.W. line, a distance of 1105.54'; thence S 40 deg 06' 07" W along the R.O.W. line transition from State Highway #70 (variable R.O.W.) to Shelby County Highway #42 (80' R.O.W.) a distance of 70.71'; thence S 7 deg 26' 34" E and along the easterly R.O.W. line of said Shelby County Highway # 42, a distance of 502.15' to its point of intersection with the north line of the SW 1/4-SW 1/4-SE 1/4 of aforesaid Section 34; thence S 89 deg 0' 36" E and along said 1/4-1/4-1/4 line, a distance of 499.40' (meas), 499.21' (deed) to the NE corner of said 1/4-1/4-1/4 section; thence S 0 deg 0' 24" E and along the east line of said 1/4-1/4-1/4 section a distance of 666.15 (meas), 666.08' (deed) to a point lying on the south line of said Section 34; thence S 89 deg 7' 10" E and along said South line a distance of 616.60' to the SW corner of the SE 1/4 SE 1/4 of said Section 34; thence S 89 deg 7' 27" E and along said 1/4-1/4 line a distance of 1277.75' to the POINT OF BEGINNING.

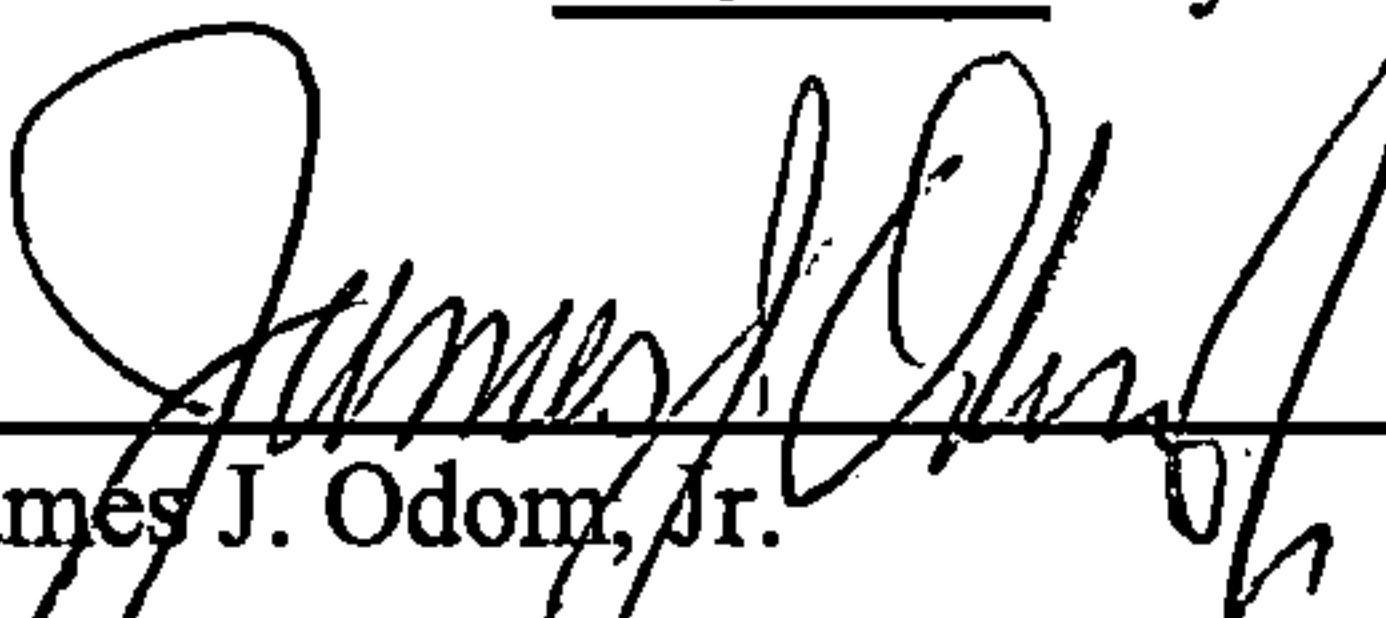
4. The true and correct legal description of the property is as follows:

All that certain lot or parcel of land being located in part of Section 35 and the E 1/2 of Section 34, Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the SW corner of said Section 35; thence S 88 deg 1' 59" E along the south line of the SW 1/4-SW 1/4 of said Section 35 a distance of 1319.76' to the SE corner of said 1/4-1/4 section; thence N 0 deg 0' 57" E along the east line of said 1/4-1/4 section, a distance of 1326.71' to the SW corner of the NE 1/4-SW 1/4 of said Section 35; thence S 88 deg 12' 11" E a distance of 2639.95' to the SE corner of NW 1/4-SE 1/4 of said Section 35; thence N 0 deg 1' 58" E along the east line of said 1/4-1/4 section a distance of 1336.01' to the NE corner of said 1/4-1/4 section; thence N 0 deg 1' 58" E along the east line of the SW 1/4-NE 1/4 of said Section 35, a distance of 642.39' to its intersection with the southeasterly R.O.W. line of State Highway # 70 (variable R.O.W.); thence S 67 deg 26' 25" W and along said R.O.W. line, a distance of 197.04'; thence S 22 deg 33' 35" E and along said R.O.W. line, a distance of 20.0'; thence S 67 deg 26' 25" W and along said R.O.W. line a distance of 1143.61'; thence N 22 deg 33' 35" W and along said R.O.W. line a distance of 10.0'; thence S 67 deg 26' 25" W and along said R.O.W. line, a distance of 1446.88'; thence S 22 deg 33' 35" E and along said R.O.W. line a distance of 5.0'; thence S 67 deg 26' 25" W and along said R.O.W. line, a distance of 400.79'; thence S 22 deg 33' 35" E and along said R.O.W. line, a distance of 25.0'; thence S 67 deg 26' 25" W and along said R.O.W. line a distance of 414.77'; thence N 22 deg 33' 35" W and along said R.O.W. line a distance of 15.0' to the beginning of a curve to the right having a radius of 5795.92', a central angle of 3 deg 51' 41" and subtended by a chord which bears S 69 deg 22' 16" W a chord distance of 390.54'; thence along the arc of said curve and said R.O.W. line, a distance of 390.62'; thence N 18 deg 41' 53" W along said R.O.W. line and a line radial to said curve, a distance of 5.0' to the beginning of a curve to the right having a radius of 5790.92', a central angle of 10 deg 1' 26" and subtended by a chord which bears S 76 deg 18' 50" W a chord distance of 1011.83'; thence along the arc of said curve and said R.O.W. line, a distance of 1013.12'; thence N 8

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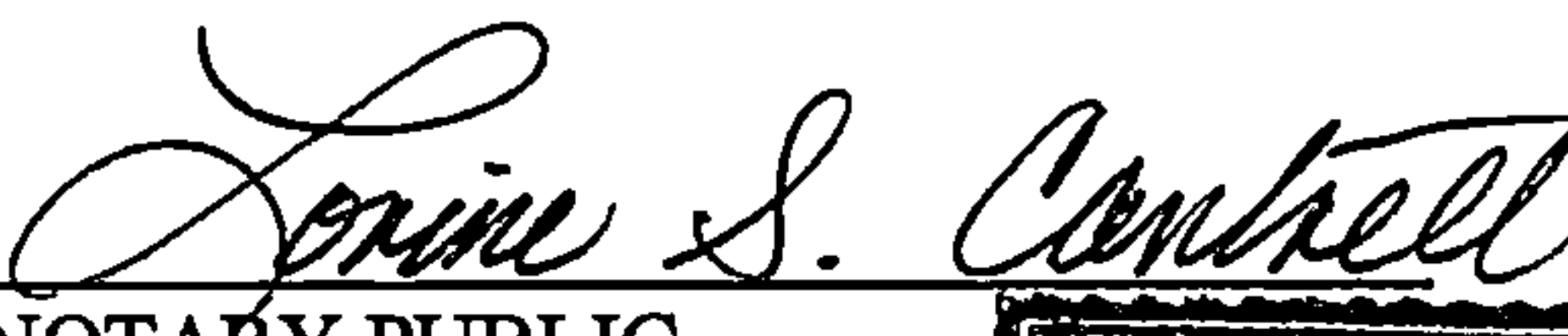
Done this the 4<sup>th</sup> day of March, 2021.

  
James J. Odom, Jr.

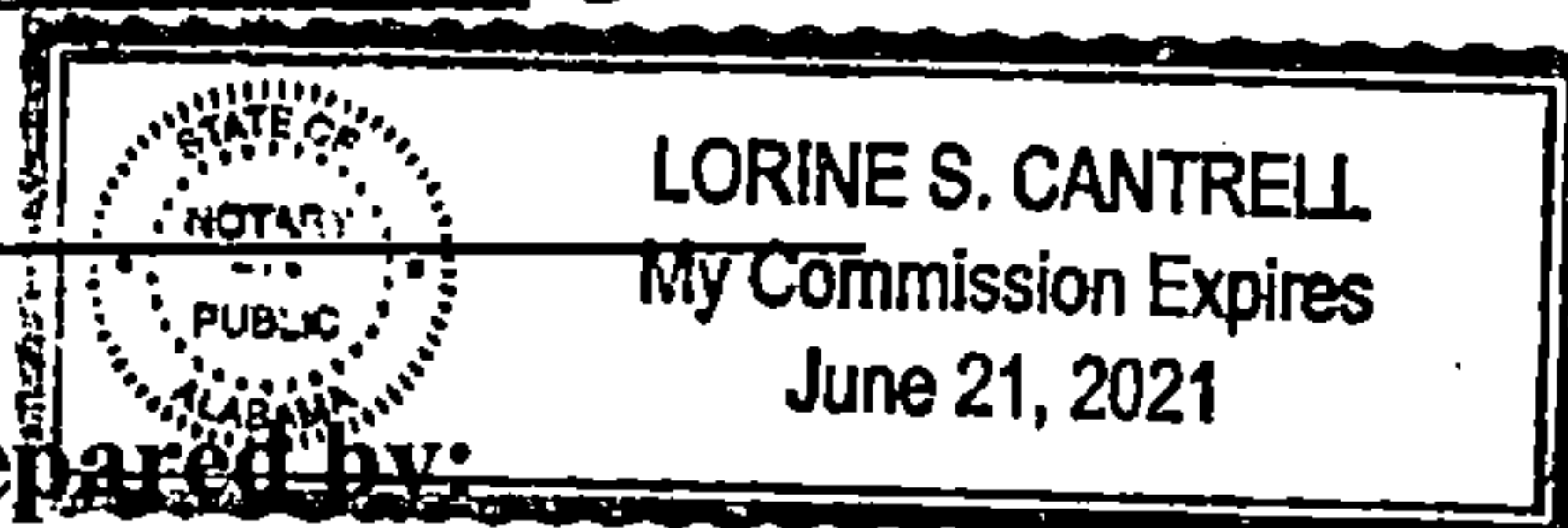
STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the Undersigned Authority, a Notary Public in and for said county in said state, hereby certify that James J. Odom, Jr., whose name is signed to the foregoing affidavit, and who is known to me, acknowledges before me on this day that being informed of the contents of the said affidavit he executed the same voluntarily on the day and year set forth above.

Sworn to and subscribed before me on this the 4<sup>th</sup> day of March, 2021.

  
NOTARY PUBLIC

My Commission Expires:



This instrument was prepared by:

W. Eric Pitts, Esq.  
W. Eric Pitts, L.L.C.  
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