

This Instrument was prepared By:
Stuart J. Garner
Attorney at Law
1400 Urban Center Drive
Suite 470
Vestavia Hills, AL 35242

20210709000333110
07/09/2021 09:42:27 AM
AFFID 1/1

STATE OF ALABAMA
SHELBY COUNTY

SCRIVENER'S AFFIDAVIT

Before me, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Stuart J. Garner who after being duly sworn, deposes and says on oath as follows:

My name is Stuart J. Garner, and I am a practicing attorney, in Jefferson County, Alabama. I prepared that certain Warranty Deed executed by Mahlon A. Hartselle and Glenda S. Hartselle to Jonalin Stephani Smith and Nancy Maire Hoppe Smith, and recorded in Inst. 20210315000128380, in the Probate Office of Shelby County, Alabama. I also prepared that certain Purchase Money Mortgage executed by Jonalin Stephani Smith and Nancy Marie Hoppe-Smith in favor of Wells Fargo Bank, N.A., dated March 3, 2021, and filed for record in Inst. 20210315000128390, in the Probate Office of Shelby County, Alabama.

It has been brought to my attention that the legal description in both the Warranty Deed and the Purchase Money Mortgage was incorrect. The legal description of both should read as such:

LOT 1044, ACCORDING TO THE FINAL PLAT OF THE SUBDIVISION OF BLACKRIDGE, PHASE 1B, AS RECORDED IN MAP BOOK 48, PAGE 84A AND 84B, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO THE USE OF THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BLACKRIDGE RESIDENTIAL, RECORDED IN INSTRUMENT 20171204000433480, (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

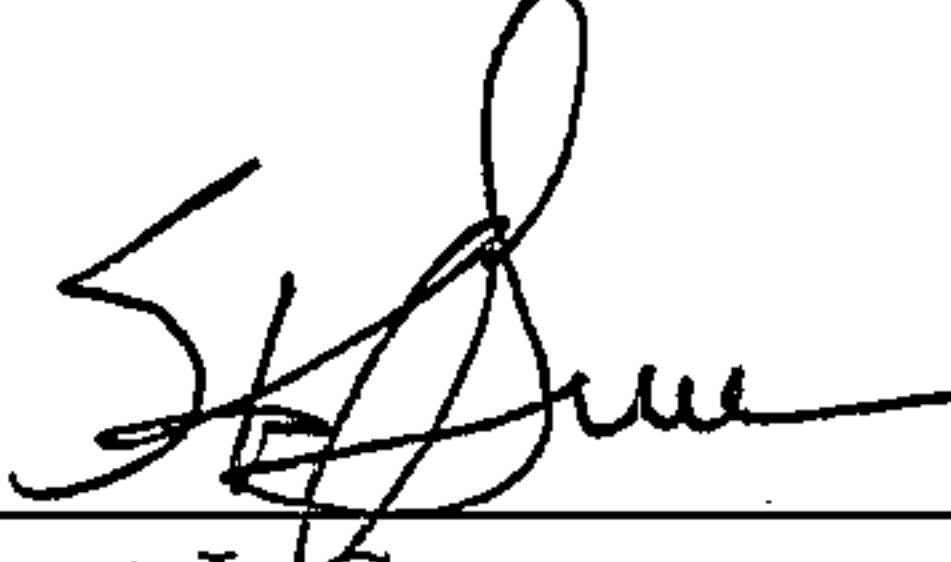
Also, the name of the Grantees should read: Jonalin Stephani Smith and Nancy Marie Hoppe-Smith

This affidavit is given to correct the legal description, in the above recited in the Warranty Deed and the Purchase Money Mortgage. And the Grantees name in the Warranty Deed. Affiant further saith not.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/09/2021 09:42:27 AM
\$26.00 JOANN
20210709000333110

Alessi C. Alessi


Stuart J. Garner

STATE OF ALABAMA
JEFFERSON COUNTY

Sworn to and subscribed before me this the 9th day of July, 2021.


Notary Public: Tammara C. Alessi
My Commission Expires: 09/21/2021

