

SCRIVENERS AFFIDAVIT

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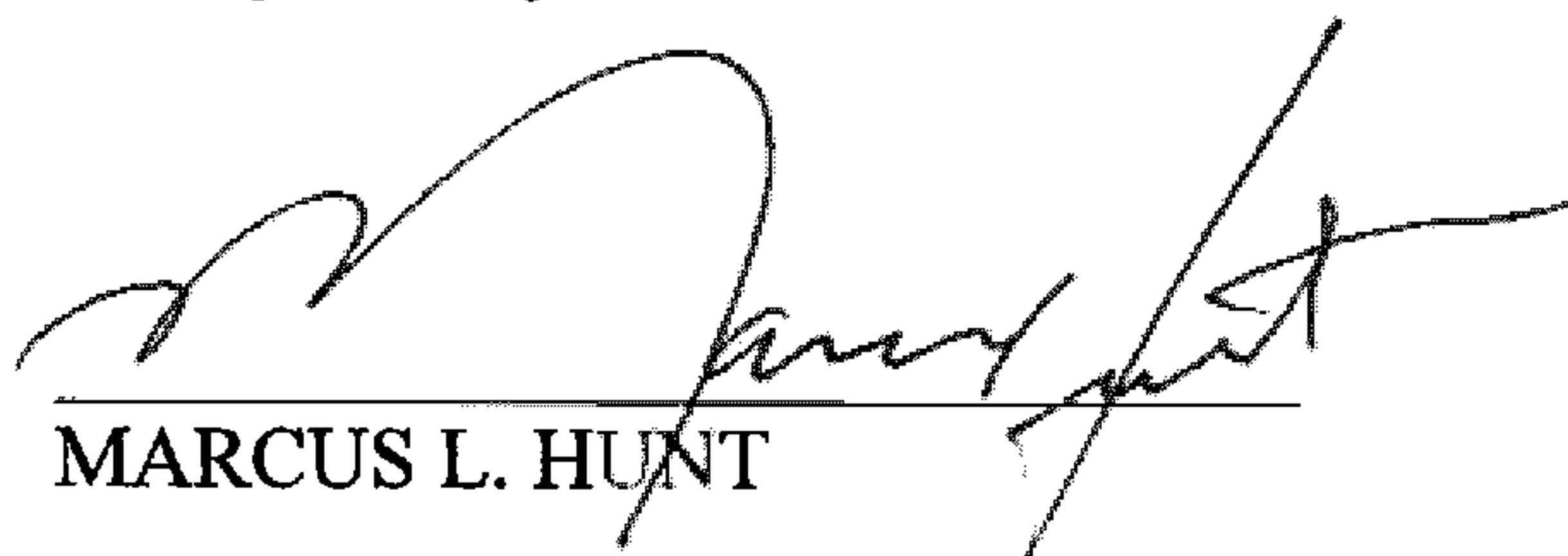
State of Alabama
County of Jefferson

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Marcus L. Hunt, who after being duly sworn, deposes and says as follows:

1. My name is Marcus L. Hunt and my address is: 2870 Old Rocky Ridge Rd., Birmingham, Al. 35243.
2. On February 24, 2021 I prepared a General Warranty Deed from Steven M. Whitley and his wife Alicia Whitley to Valencia K. Vincent and recorded in Inst. #20210316000130580 on March 16, 2021 in the Probate Office of Shelby County, Alabama. Also on February 24, 2021, I prepared a Mortgage from Valencia K. Vincent, an unmarried woman to Caliber Home Loans, Inc. which was recorded in Inst. 20210316000130590 on March 16, 2021 in the Probate Office of Shelby County, Alabama.
3. The General Warranty Deed and Mortgage are defective in that the legal description left off a "Less and Except" description to the legal. The correct legal should be as follows:

See attached Exhibit A for the legal description

4. The purpose of this Scriveners Affidavit is to correct the legal description on the General Warranty Deed from Steven M. Whitley and his wife Alicia Whitley to Valencia K. Vincent dated February 24, 2021 and recorded in Instrument # 20210316000130580 on March 16, 2021 in the Probate Office of Shelby County, Alabama. Also this corrects the Mortgage from Valencia K. Vincent, an unmarried woman to Caliber Home Loans, Inc. dated February 24, 2021 and recorded in Inst. 20210316000130590 and recorded on March 16, 2021 in the Probate Office of Shelby County, Alabama.


MARCUS L. HUNT

Sworn to and subscribed before me on this the 27 day of July, 2021.


NOTARY PUBLIC

My commission expires: 11/5/21

This document prepared by:
Marcus L. Hunt
2870 Old Rocky Ridge Rd.
Birmingham, Al. 35243

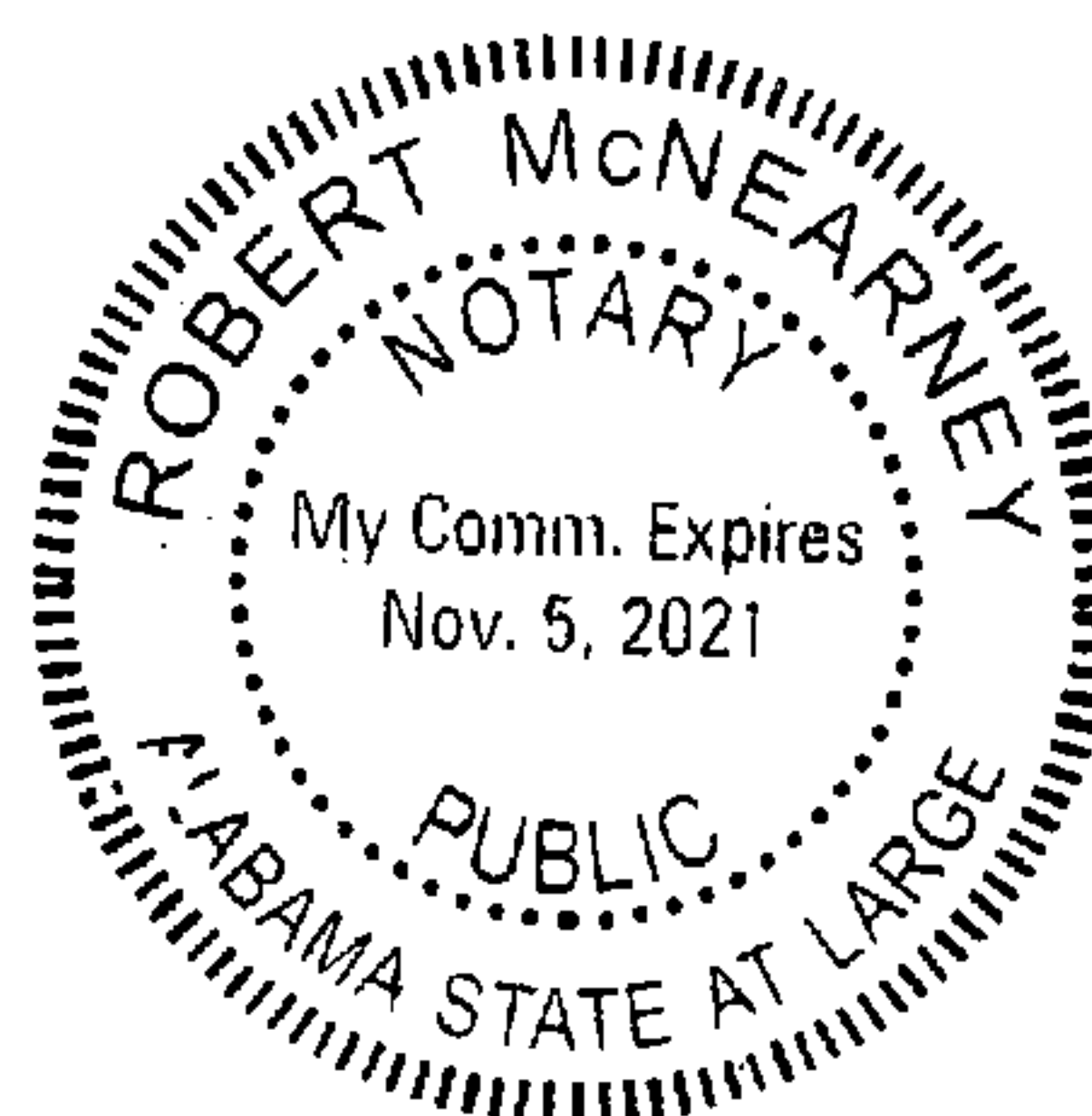


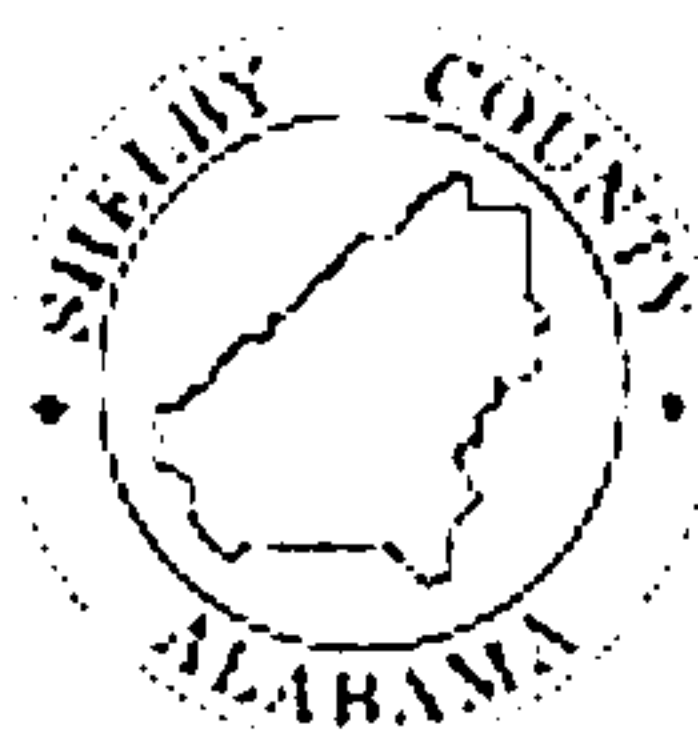
EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 21-0331

Lot 45, Chancellor's Crossing Subdivision, a plat of which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Plat Book 28, at Page 75.

Parcel No. 3: Commence at a 1/2" rebar in place being the Southeast corner of Lot No. 45 of the Chancellors Crossing Subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Plat Book 28 at Page 75, said point being the point of beginning. From this point of beginning proceed North 32°27'51" East along the original East Lot line of Lot No. 45 of said subdivision for a distance of 100.67 feet to (set a 1/2" rebar); thence proceed Southwesterly for a distance of 91.70 feet to a point on the Northerly right-of-way of Chancellors Loop; thence proceed South 82°21'03" West along the Northerly right-of-way of said road for a distance of 6 feet to P.T of a concave curve right having a delta angle of 0.7°03'47" and a radius of 75 feet; thence proceed Southwesterly along the curvature of said curve and along the Northerly right-of-way of said road for a chord bearing and distance of South 83°01'52" West 9.24 feet to the point of beginning.

Less and except: Commence at a 1/2" rebar in place being the Southeast corner of Lot No. 45 of the Chancellors Crossing Subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Plat Book 28 at Page 75; thence proceed North 32 degrees 27 minutes 51 seconds East along the original East Lot line of Lot 45 of said subdivision for a distance of 100.67 feet (Set 1/2" rebar) said point being the point of beginning. From this beginning point continue North 32 degrees 27 minutes 51 seconds East along the original West lot line of Lot 46 of said subdivision for a distance of 172.02 feet to a 1/2" capped rebar in place (Roberts) said point being located on the limits of a Wildlife Sanctuary as shown by subdivision plat; thence turn an interior angle of 84 degrees 17 minutes 55 seconds and proceed Northwesterly along the boundary of said Wildlife Sanctuary for a distance 22.00 feet; thence turn an interior angle of 88 degrees 21 minutes 24 seconds and proceed Southwesterly for a distance of 171.24 feet to the point of beginning, containing 1,883 square feet.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/28/2021 08:56:32 AM
\$28.00 JOANN
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Allen S. Bayl