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09/03/2021 09:20:43 AM
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THIS INSTRUMENT PREPARED BY:
Gregory D. Harrelson, Attorney
101 Riverchase Pkwy East
Hoover, AL 35244

STATE OF ALABAMA
COUNTY OF SHELBY

SCRIVENER'S AFFIDAVIT

Before me, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Gregory D. Harrelson, who after being by me first duly sworn, deposes, and says on oath as follows:

My name is Gregory D. Harrelson, and I am a practicing attorney over the age of 21 years, and I am familiar with the following facts:

I was the preparer of that certain Deed from William M. and Dorothy D. Schroeder Irrevocable Trust and Downs Family Trust-2012 to Downs Family Trust – 2012 FBO Roy Dallas Downs and Downs Family Trust – 2012 FBO Dustin Parker Downs, which said document is dated June 30 2021 and recorded at Inst # 20210819000404460 in the Probate Office of Shelby County, Alabama.

WHEREAS, a scrivener's error was made in the preparation of said document in that the following legal description for Parcel 2 was contained in the above referenced Deed:

COM NW COR S18 TH E 2440 TO W BK LAY LAKE TH SW ON BK 100 TO BEG TH CONT SW 310 NELY 580 NW 12.54 TO POB.

The correct legal description for Parcel 2 should read as follows:

COM NW COR S18 TH E 2440 TO W BK LAY LAKE TH SW ON BK 100 TO BEG TH CONT SW 310 NELY 580 NW 112.54 TO POB.

The Legal Description for Parcel 1 as described in said Deed is correct.

The purpose of this affidavit is to correct the error contained within the description of the deed and to further state that the mistake made in the preparation of the instrument was merely an error on the part of the scrivener, which did not reflect the intent of the parties to the instrument.

Further the affiant saith not.

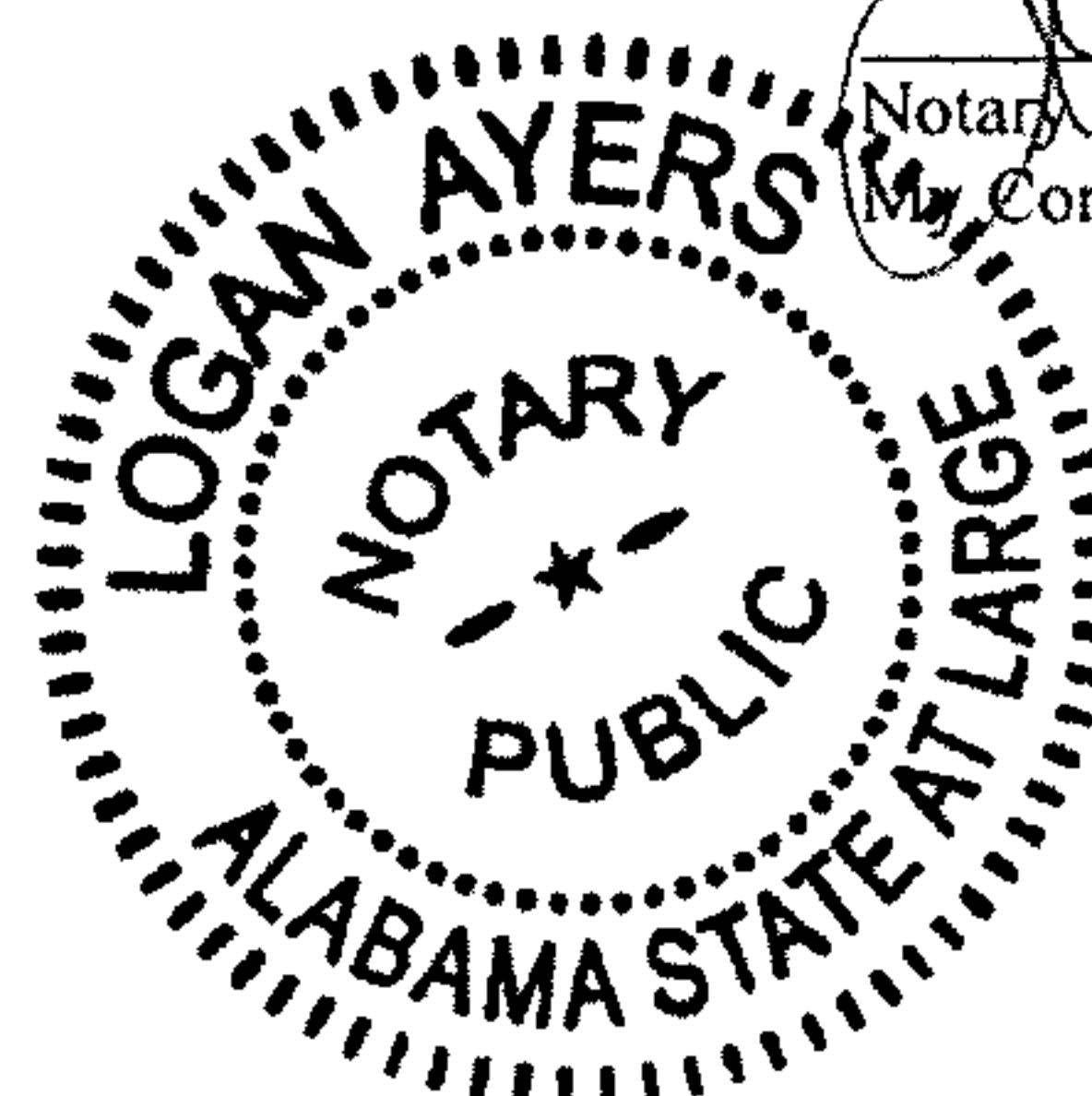


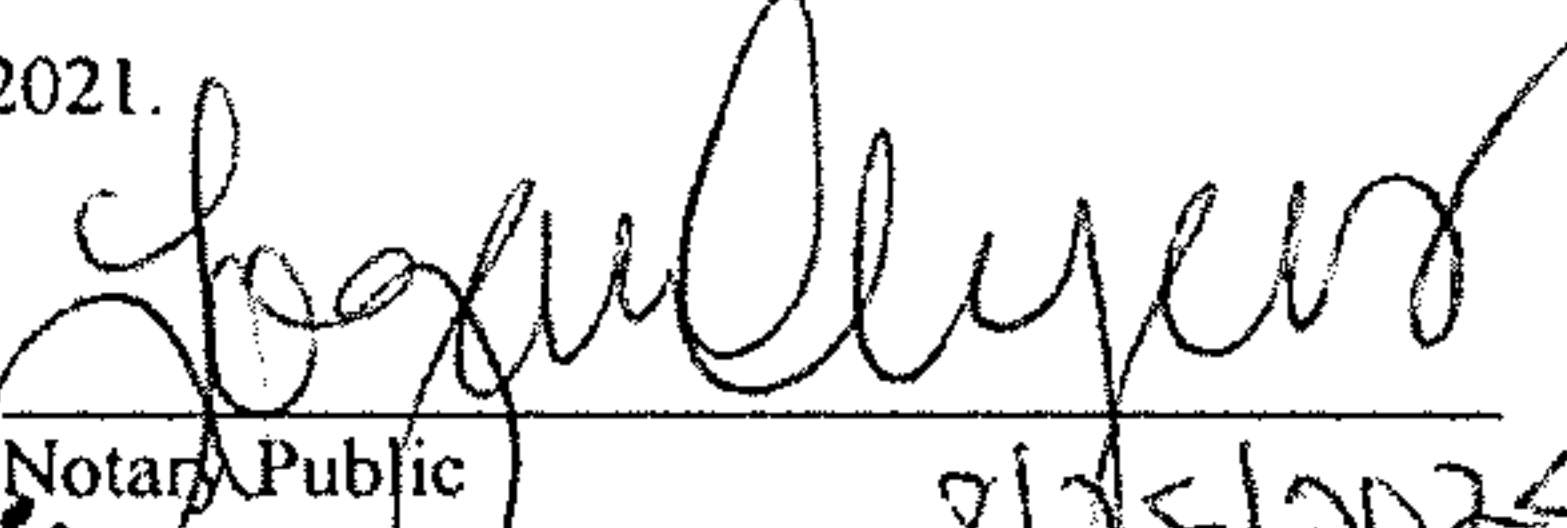
Gregory D. Harrelson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Gregory D. Harrelson, whose name is signed to the foregoing affidavit and who is known to me, acknowledged before me, that, being informed of the contents of the affidavit, he executed the same voluntarily for and as his act.

Given under my hand and seal this 3rd day of September, 2021.





Notary Public
My Commission Expires: 8/25/2025

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/03/2021 09:20:43 AM
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