

SCRIVENER'S AFFIDAVIT

20210920000455800
09/20/2021 10:28:02 AM
AFFID 1/3

STATE OF ALABAMA

COUNTY OF JEFFERSON

Before me, the undersigned Notary Public in and for said county and state, personally appeared William H. Halbrooks, who after being duly sworn, states as follows:

I, William H. Halbrooks, am over the age of 21 and am a licensed practicing attorney in Alabama, with office at #1 Independence Plaza, Suite 704, Birmingham, Alabama 35209.

A Deed was prepared by me and later recorded in Instrument #20210505000224950, in the Probate Office of Shelby County, Alabama. The Grantors were Sean Richard Kennedy and Kristin Kennedy, Husband and Wife; and the Grantees were Garywayne Kyle Lyles and Amy Wynette Lyles. A Mortgage was also prepared by me and later recorded in Instrument #20210505000224960, in the Probate Office of Shelby County, Alabama. The Mortgagors were Garywayne Kyle Lyles and Amy Wynette Lyles, Husband and Wife; and the Mortgagee was Citizens Bank, N.A., a National Banking Association.

The property legal description for both documents was incorrectly stated as shown in the attached Exhibit "A".

The correct property legal description for both documents is as stated in the attached Exhibit "B".

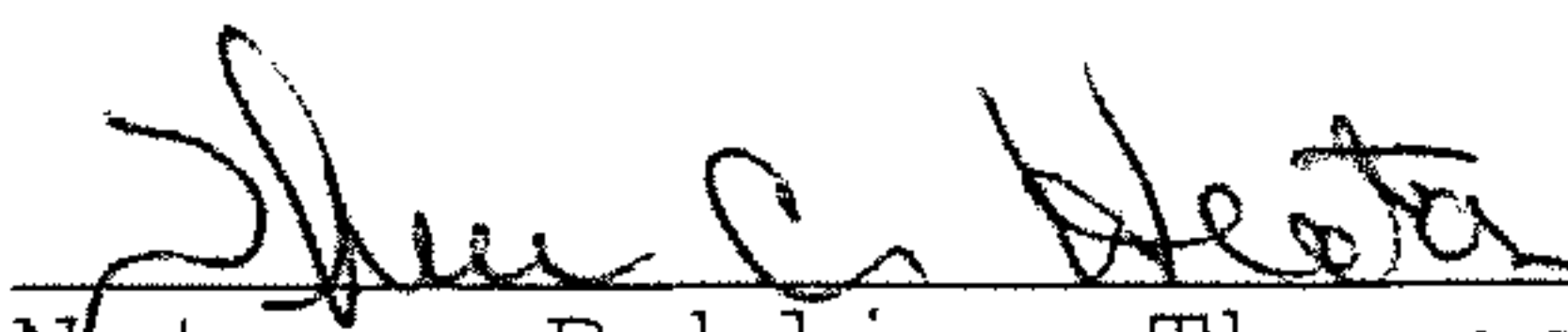
This affidavit is given to clear title to the above described property.

Further Affiant sayeth not.



William H. Halbrooks

Sworn to and subscribed before me this 25th day of August, 2021.



Notary Public: Theresa C. Heaton
My commission expires: 9/29/21

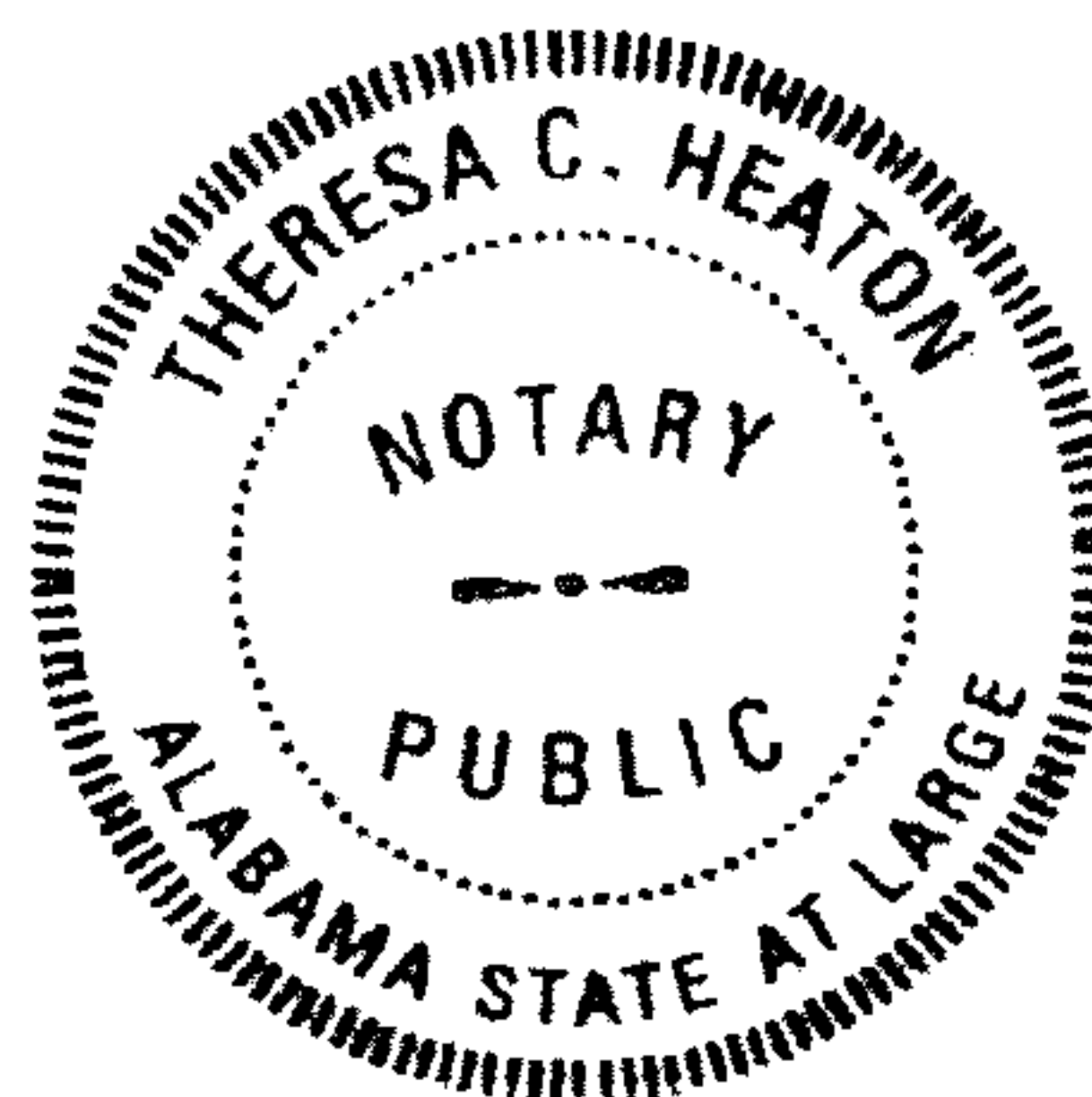


Exhibit "A"

Attached Legal Description

Lot 33, according to Survey of Chelsea Park 4th Sector, as recorded in Map Book 34, Pages 147A and 147B, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the Common Area as more particularly described in the Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument 20041014000566950 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 4th Sector recorded as Instrument No. 20050425000195430, Supplementary Declaration as recorded in Instrument 20151230000442840, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declarations").

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

Exhibit "B"

Attached Legal Description

Lot 4-33, according to Survey of Chelsea Park 4th Sector, as recorded in Map Book 34, Pages 14 7 A and 14 7B, in the Probate Office of Shelby County, Alabama. Together with nonexclusive easement to use the Common Area as more particularly described in the Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, executed by the Gran tor and filed for record as Instrument 20041014000566950 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 4th Sector recorded as Instrument No. 20050425000195430, Supplementary Declaration as recorded in Instrument 20151230000442840, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declarations").

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/20/2021 10:28:02 AM
\$32.00 JOANN
20210920000455800

Allen S. Bayl