

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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Allie S. Bayl

STATE OF ALABAMA)

COUNTY OF SHELBY)

SCRIVENER'S AFFIDAVIT

Before me, the undersigned Notary Public in and for said County and State, personally appeared Jo Ellen Mudd, who, being known to me, and who being by me first duly sworn, deposes under oath and says as follows:

1. That the undersigned is over the age of twenty-one (21) years and a resident of *Shelby* County, Alabama, with knowledge and information pertaining to the facts in this Affidavit.

2. That I prepared that certain Warranty Deed from Grantors, Carey Erwin and Vickie H. Erwin, to Grantees, David and Sandra Hardin, dated May 5, 1997 and recorded in the Office of the Judge of Probate of Shelby County, Alabama, instrument number 1997-14408, on May 8, 1997 at 12:10 P.M.

3. That in said Warranty Deed, the legal description of the subject real property incorrectly describes the point of commencement as the "SE corner of the SW 1/4 of the SE 1/4 of Section 12, Township 22 South, Range 3 West."

4. That the legal description of the subject real property should read as follows:

Part of the SW 1/4 of the SE 1/4 of Section 12, Township 22 South, Range 3 West, Shelby County, Alabama. Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 12, Township 22 South, Range 3 West; thence run North along the West line of the said 1/4 1/4 for 668.0 feet; thence turn an angle to the right of the 92 deg. 25 min. 10 sec. and run East for 664.73 feet; thence turn an angle to the left of 92 deg. 20 min. 11 sec. and run North for 370.33 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for 248.56 feet to a point on the South right of way of Shelby County Road No. 12; thence turn an angle to the left of 117 deg. 04 min. 59 sec. and run Southwest along the South right of way for 54.53 feet to the point of commencement of a curve to the right having a central angle of 01 deg. 39 min. 21 sec. and a radius of 12,937.45 feet; thence run along the arc of said curve along the South right of way for 373.89 feet; thence turn an angle from the tangent if extended to said curve to the left of 90 deg. and run South 11.74 feet; thence turn an angle to the left of 83 deg. 06 min. 55 sec. and run Northeast for 90.95 feet; thence turn an angle to the right of 63 deg. 10 min. 34 sec. and run Southeast for 230.69 feet; thence turn an angle to the left of 78 deg. 15 min. 34 sec. and run Northeast for 154.23 feet to the point of beginning; being situated in Shelby County, Alabama.

5. That such errors is a scrivener's error, and this affidavit is given for the purpose of correcting said error.

IN WITNESS WHEREOF, I have set my hand and seal this the 17 day of September 2021.

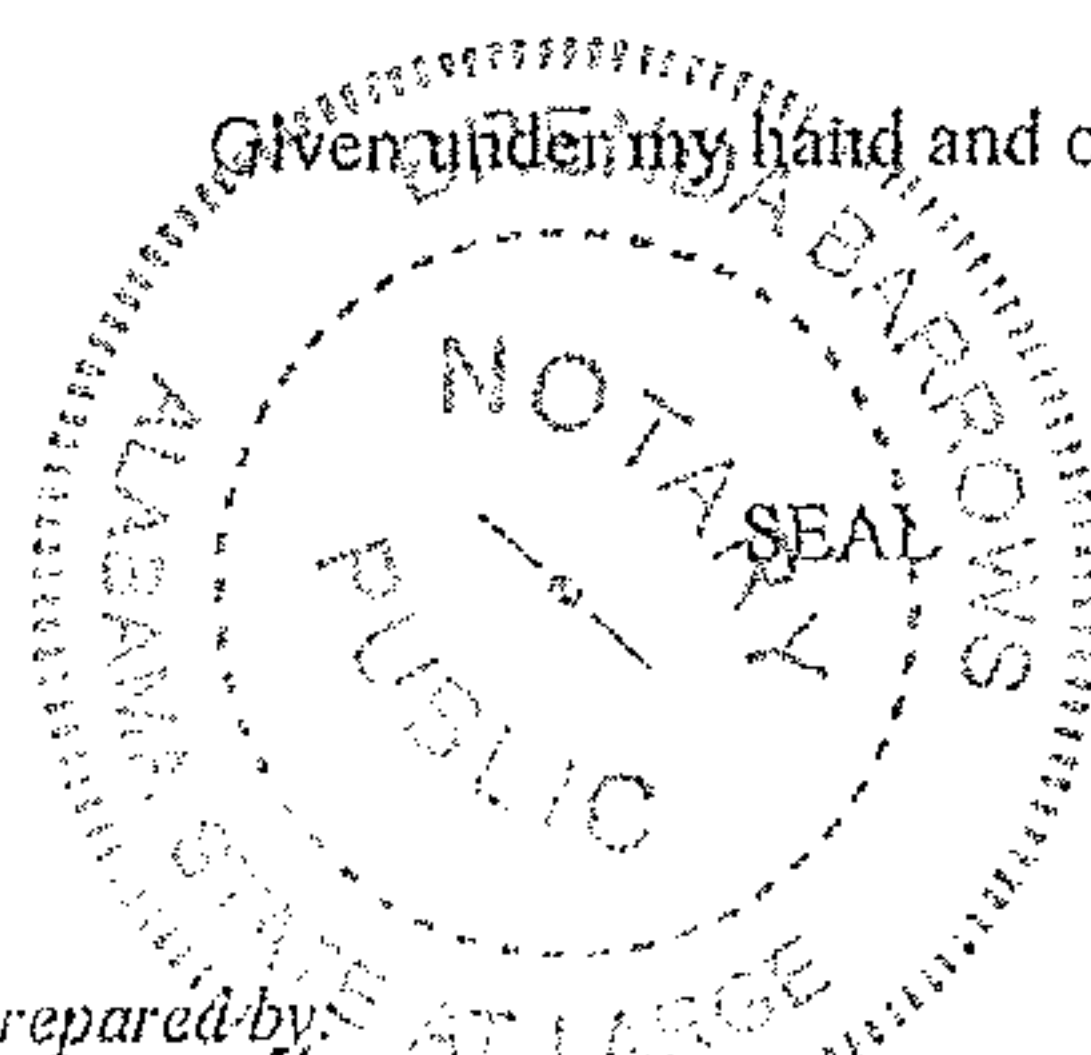
Jo Ellen Mudd
Jo Ellen Mudd *A1-9090203*

STATE OF ALABAMA)

COUNTY OF *St Clair*)

I, the undersigned, a Notary Public, in and for said State at Large, hereby certify that Jo Ellen Mudd, whose name is signed to the foregoing affidavit, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this affidavit, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17 day of September 2021.



Brenda Barrowes
Notary Public -
My Commission Expires:
My Commission Expires: May 07, 2025

Prepared by
Courtney A. Moseley, Esq.
Estes Closings, LLC.
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