

THIS INSTRUMENT WAS PREPARED BY:
MIKE T. ATCHISON,
ATTORNEY AT LAW
P. O. BOX 822
COLUMBIANA, AL 35051

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 Michael T Atchison who after being by me first duly sworn, deposes, and says on oath as follows:

My name is Michael T Atchison, and I am a licensed practicing attorney in Shelby County, Alabama. I was the preparer of deed recorded in Inst No. 20210722000354760, Probate Office Shelby County, Alabama. It has been brought to my attention that the legal description is incomplete. The correct legal description is as follows:


A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 7, Township 21 South, Range 2 East of the Huntsville Principal Meridian, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of the SE 1/4 of the SE 1/4 of said Section 7, Township 21 South, Range 2 East; thence North along the East line of said SE 1/4 of the SE 1/4 of said section for a distance of 376.40 feet; thence at an angle to the left of 79 degrees 40 minutes and in a northwesterly direction for a distance of 312.40 feet to the point of beginning; thence at an angle to the left of 10 degrees 24 minutes and in a westerly direction for a distance of 297.30 feet; thence 102 degrees 52 minutes 47 seconds right and run northerly for 196.59 feet; thence 104 degrees 02 minutes 43 seconds right and run southeasterly for 255.74 feet; thence 44 degrees 31 minutes right and run southerly for 80.0 feet to the point of beginning.
Situating in Shelby County, Alabama.

ALSO:

Conveyed to grantees hereby is all interest received by grantors by virtue of the deed recorded in Deed Book 309, Page 974, in and to the 30-foot right of way described in deed recorded in Deed Book 287, Page 441, in Probate Office of Shelby County, Alabama, being more particularly described as follows:

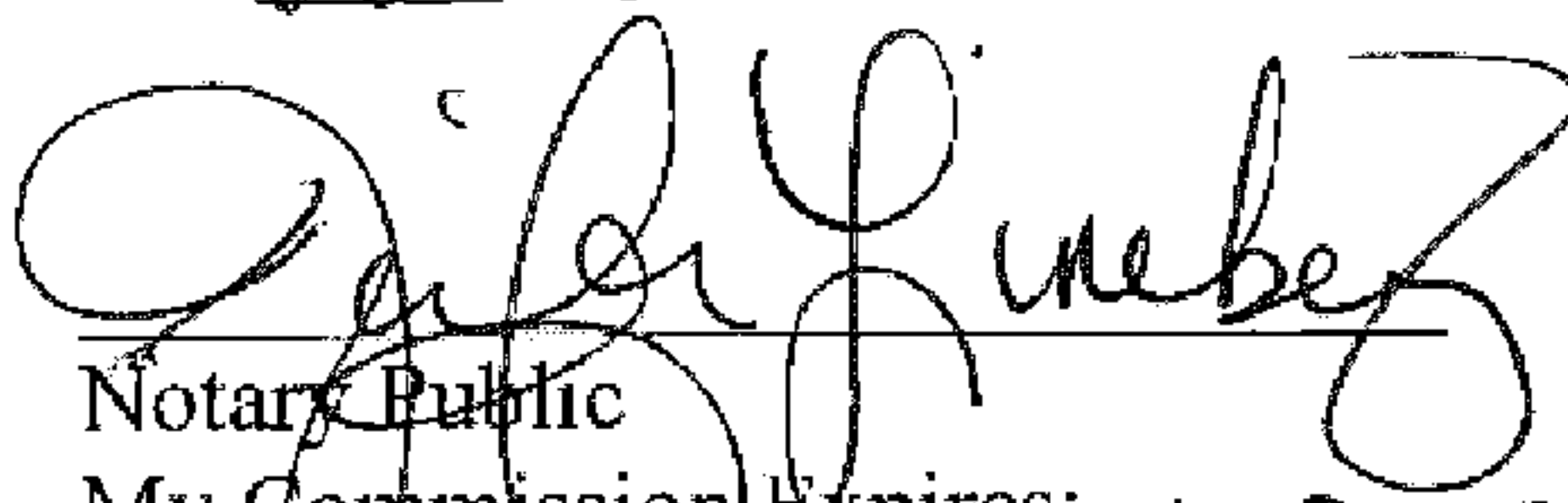
"There is also conveyed to grantees, their heirs, successors and assigns, the right to use in common with grantors and other persons receiving permission or agreement from grantors a right of way 30 feet in width leading from Shoals Road North of the property herein conveyed in a Westerly and Northwesterly direction to Lay Lake, the center line of which said 30 foot easement shall be the center line of the existing dirt road leading from Shoal Road in said Westerly or Northwesterly direction to said Lay Lake."

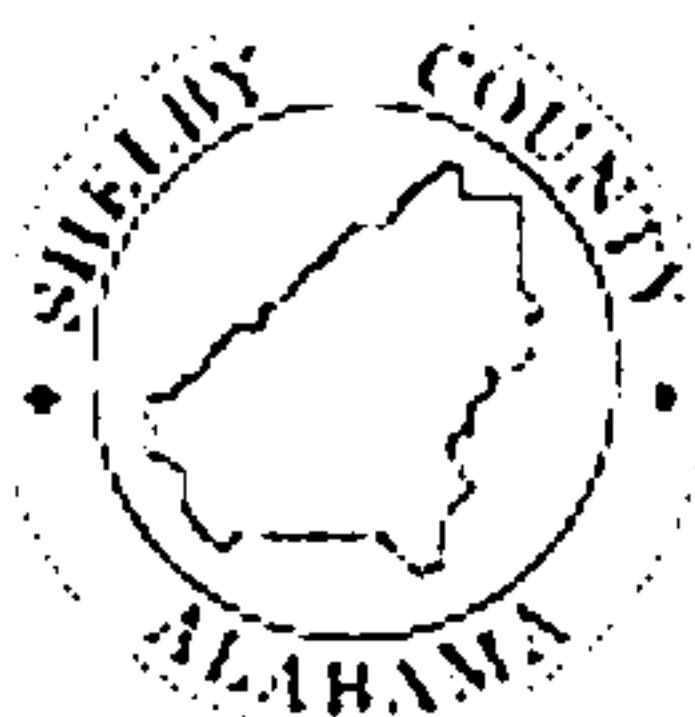
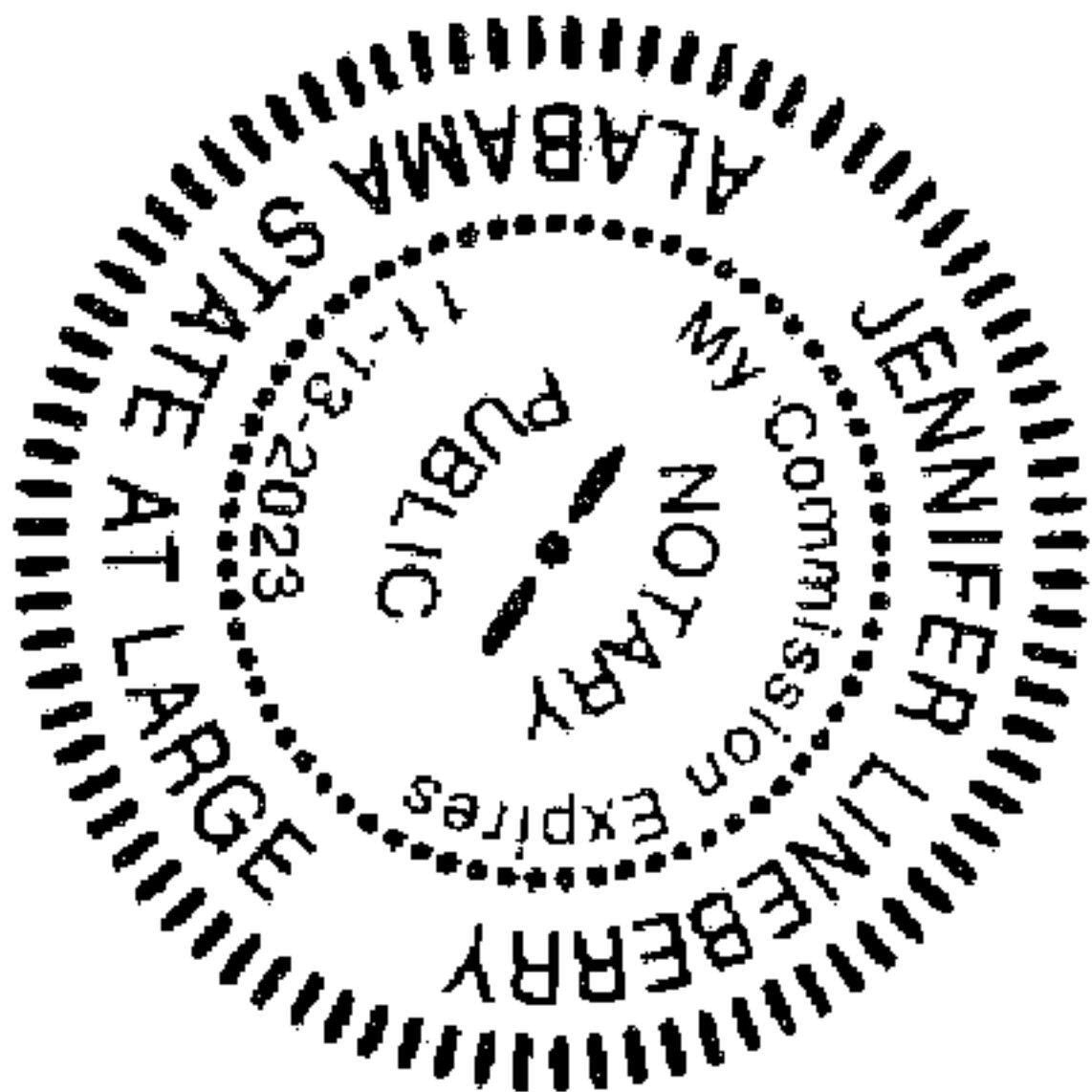
The purpose of this conveyance is to convey any interest retained in the above described easement by virtue of the fact that the deed recorded in Real Record 058, Page 460, fails to describe the above described easement as a part of the conveyance contained therein.


Affiant – Michael T Atchison

STATE OF ALABAMA
SHELBY COUNTY

Sworn to and subscribed before me, this
The 26th day of October, 2021.


Notary Public
My Commission Expires: 11-13-2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/26/2021 02:11:59 PM
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Allen S. Bayl