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Shelby Cnty Judge of Probate, AL
11/12/2021 12:50:34 PM FILED/CERT

QUITCLAIM DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

SCRIVENER'S AFFIDAVIT

COMES NOW, the Attorney for **NATHANIEL VAN RANDOLPH**, his heirs and assigns,
and shows unto this Honorable Court as follows:

1. That I prepared the Quitclaim Deed between Bailey Anne Randolph and Nathaniel Van Randolph recorded on **10/19/2021 # 20211019000508130**.

2. That I incorrectly stated the legal description for said Quitclaim Deed in part with the following legal description:

A PARCEL OF LAND SITUATED IN THE NE ¼ OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA

3. The correct legal description for said Quitclaim Deed in full is stated as followed:

A PARCEL OF LAND SITUATED IN THE NE ¼ OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA

Commence at the Northwest corner of said Section 14; thence run east along the North Section line for a distance of 3823.62 feet; thence turn right 90 degrees 00 minutes 00 seconds and run south for 1437.79 feet to the Point of Beginning; thence turn 21 degrees 30 minutes 15 seconds and run southeast for 553.10 feet; thence turn left 77degrees 10 minutes 51 seconds and run northeasterly for 286.90 feet to Bulley Creek; thence run north along the meander of said creek; thence turn left 81 degrees 52



minutes 08 seconds a chord distance of 622.91 feet along said creek; thence turn left 07 degrees 10 minutes 34 seconds a chord distance of 106.06 feet along said creek; thence turn right 03 degrees 47 minutes 39 seconds a chord distance of 290.69 along said creek to the southeast right of way of Shelby County Highway #61; thence turn left 140 degrees 26 minutes 26 seconds from last chord and run southeasterly along said right of way for 343.36 feet to the point of clockwise curve having a delta angle of 08 degrees 26 minutes 32 seconds and a radius of 2532.05 feet; thence run along the arc of said curve 373.08 feet to the Point of Beginning.

Also an Easement for ingress and egress and utilities described as follows: 15 feet wide, 7.5 feet on each side of the following described centerline: Commence at the northwest corner of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama; thence run east along the North Section line for 4072.00 feet; thence turn right 90 degrees 00 minutes 00 seconds and run South 1925.92 feet to the Point of Beginning of said centerline; thence turn right 170 degrees 43 minutes 16 seconds and run northwesterly 205.97 feet; thence turn left 05 degrees 04 minutes 45 seconds and run northwesterly for 57.09 feet; thence turn left 14 degrees 48 minutes 10 seconds and run northwesterly for 60.51 feet; thence turn left 10 degrees 19 minutes 01 seconds and run northwesterly for 246.72 feet to the southeasterly right of way of Shelby County Highway #61 and the end of said centerline.

LESS AND EXCEPT:

Commence at the Northwest corner of said Section 14; thence run East along the North Section line for a distance of 3823.62 feet; thence turn right 90 degrees 00 minutes 00 seconds and run south for 1437.73 feet; thence run south 21 degrees 30 minutes 15 seconds east for a distance of 553.10 feet to a point; thence run North 81 degrees 19 minutes 02 seconds East for 143.42 feet to a steel rebar corner and the Point of Beginning of the property herein described; thence run north 81 degrees 19 minutes 02 seconds east for 143.48 feet to a corner within the waters of the Bully Creek slough of Lay Lake; thence run North 00 degrees 33 minutes 16 seconds west for a distance of 172.64 feet to a corner of the bank of said Lake; thence south 88 degrees 07 minutes 23 seconds west for a distance of 262.40 feet to a rebar corner on the east edge of an existing gravel roadway; thence run South 06 degrees 30 minutes 32 seconds east along said roadway for a distance of 131.06 feet to a rebar corner; thence run south 62 degrees 38 minutes 27 seconds east for a distance of 120.75 feet to the Point of Beginning.



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WHEREFORE, the premises considered, the Attorney for **NATHANIEL VAN RANDOLPH**, his heirs and assigns prays that upon review of the incorrect partial and corrected full legal description of the Quitclaim Deed between Bailey Anne Randolph and Nathaniel Van Randolph, will take notice of the error that the partial legal description be corrected to the full legal description to the Quitclaim deed recording # 20211019000508130.


11-12-2021
LEVY WALKER (WAL227)
ATTORNEY FOR THE PETITIONER

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Notary
Chanty R. Hogg
3-17-2024
