

STATE OF ALABAMA
SHELBY COUNTY

20211222000604580
12/22/2021 11:14:01 AM
AFFID 1/1

SCRIVENER'S AFFIDAVIT

Before me, the undersigned authority, personally appeared John R. Holliman, who, after being by me duly sworn, deposes and says as follows:

I prepared a deed from Michael W. Russell as Personal Representative for the Estate of Jerry Franklin Russell for record as Instrument 20211011000493970 and filed in the Office of the Judge of Probate, Shelby County, Alabama.

Through mistake or clerical error, there was an error in the legal description of the property intended to be conveyed in this deed. The description intended by the parties and me as the scrivener reads as follows:

Lot 7, Block 6, according to the Survey of Meadowlark, as recorded in Map Book 7, Page 98, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to:

Building setback line of 35 feet reserved from Whippoorwill Drive as shown by Plat;

Public Easements as shown by recorded plat, including an easement of 10 feet on the Southerly side of lot;

Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 28, Page 14;

Transmission line permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 55, Page 454;

Right(s) of Way(s) granted to South Central Bell by instrument(s) recorded in Deed Book 320, Page 887;

Right(s) of Way(s) granted to South Central Bell by instrument(s) recorded in Deed Book 293, Page 334;

Easement(s) to Alabama Power Company and South Central Bell as shown by instrument recorded in Deed Book 317, page 272.

But for the mistake or clerical error, the legal description in the deed would have read as set forth in this affidavit. I make this affidavit to correct the legal description intended in the above deed so that it complies with the intent of the parties and myself as the scrivener.



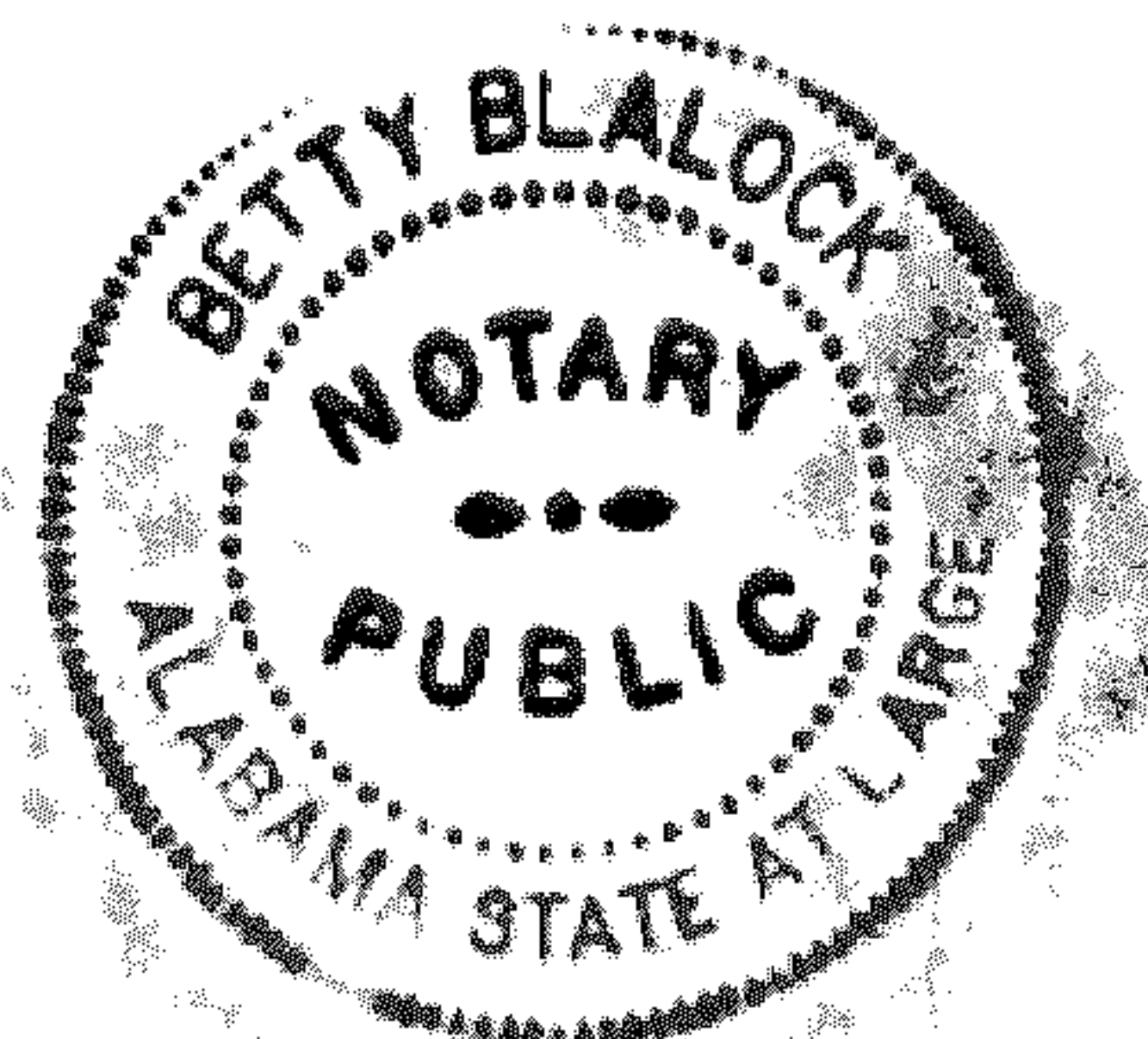
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/22/2021 11:14:01 AM
\$22.00 BRITTANI
20211222000604580

John R. Holliman

John R. Holliman
AFFIANT

Sworn and subscribed to before me on this 22 day of December, 2021.

Prepared by:
Bradford & Holliman LLC
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124



Betty Blalock
Notary Public

My Commission Expires
October 2, 2024