



20220125000034510 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
01/25/2022 10:46:49 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

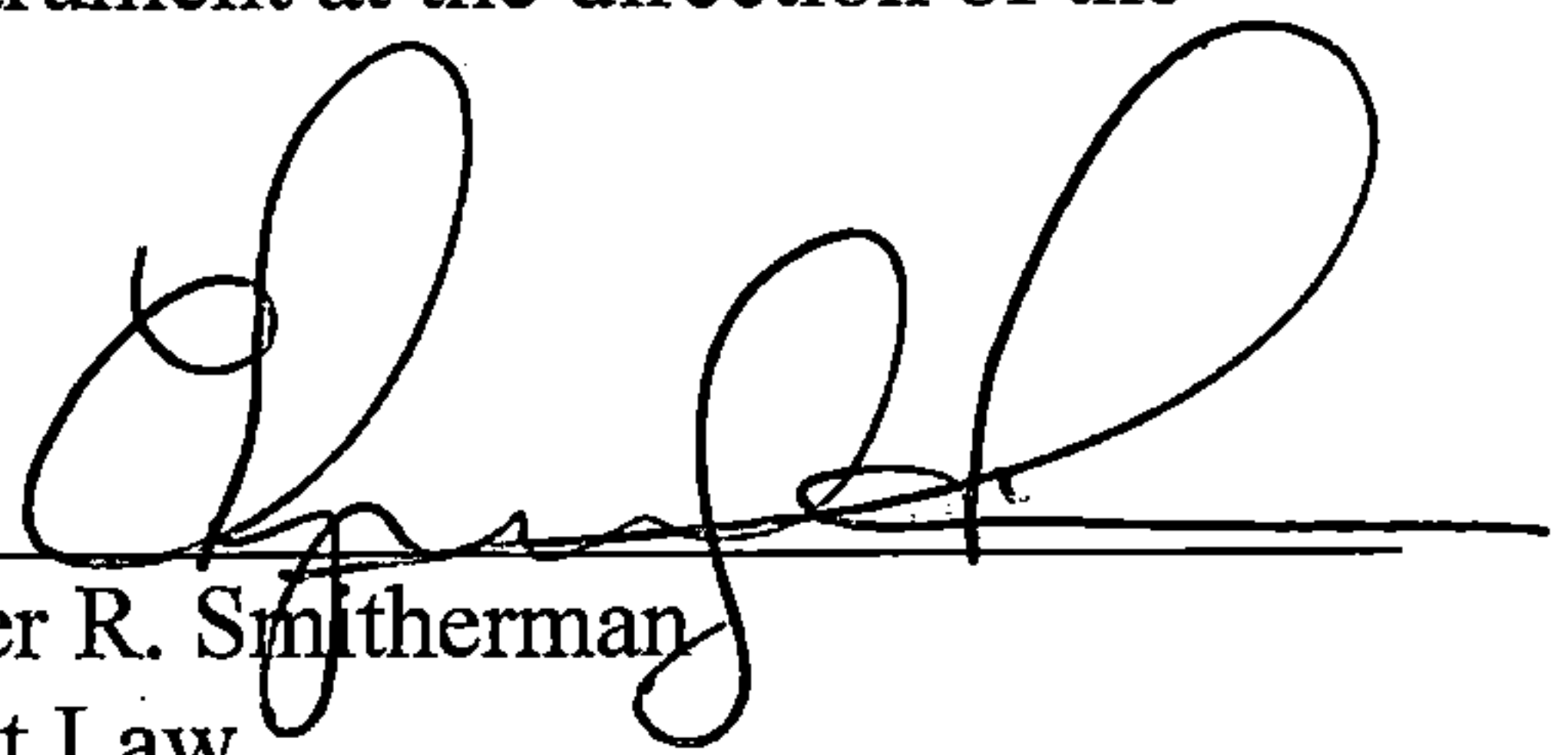
Grantor Antonio Sanchez
Grantee Genoveva Rodriguez Montiel

SCRIVENER'S AFFIDAVIT

I the undersigned, Christopher R. Smitherman am a practicing attorney in Montevallo, Alabama, Shelby County, Alabama.

I prepared a deed recorded at Instrument No. 2021-0708000330440 in Shelby County, Alabama, recorded on the 8th day of July 2021. The Legal Description of this instrument was incorrect. The corrected legal is described in the attached survey prepared by Rodney Shiflett on the 21st day of December, 2021, and I am recording this instrument at the direction of the grantor and grantee of the aforementioned deed.

The correct legal is as follows: see attached Exhibit A


Christopher R. Smitherman
Attorney at Law
725 West Street
Montevallo, AL 35115
(205) 665-4357

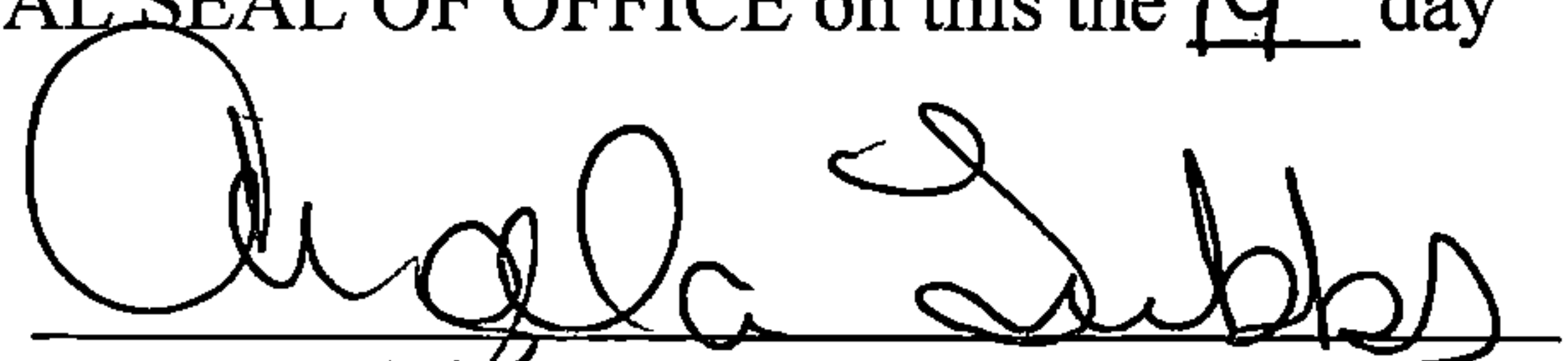
STATE OF ALABAMA

CHILTON COUNTY

ACKNOWLEDGMENT

I, Angela Tubbs a Notary Public for the State at Large, hereby certify that the above posted name, *Christopher R. Smitherman*, which is signed to the forgoing Scrivener=s Affidavit, who is known to me, acknowledged before me on this day that, being informed of the contents of the Affidavit, that he executed the same voluntarily on the day the same bears date.

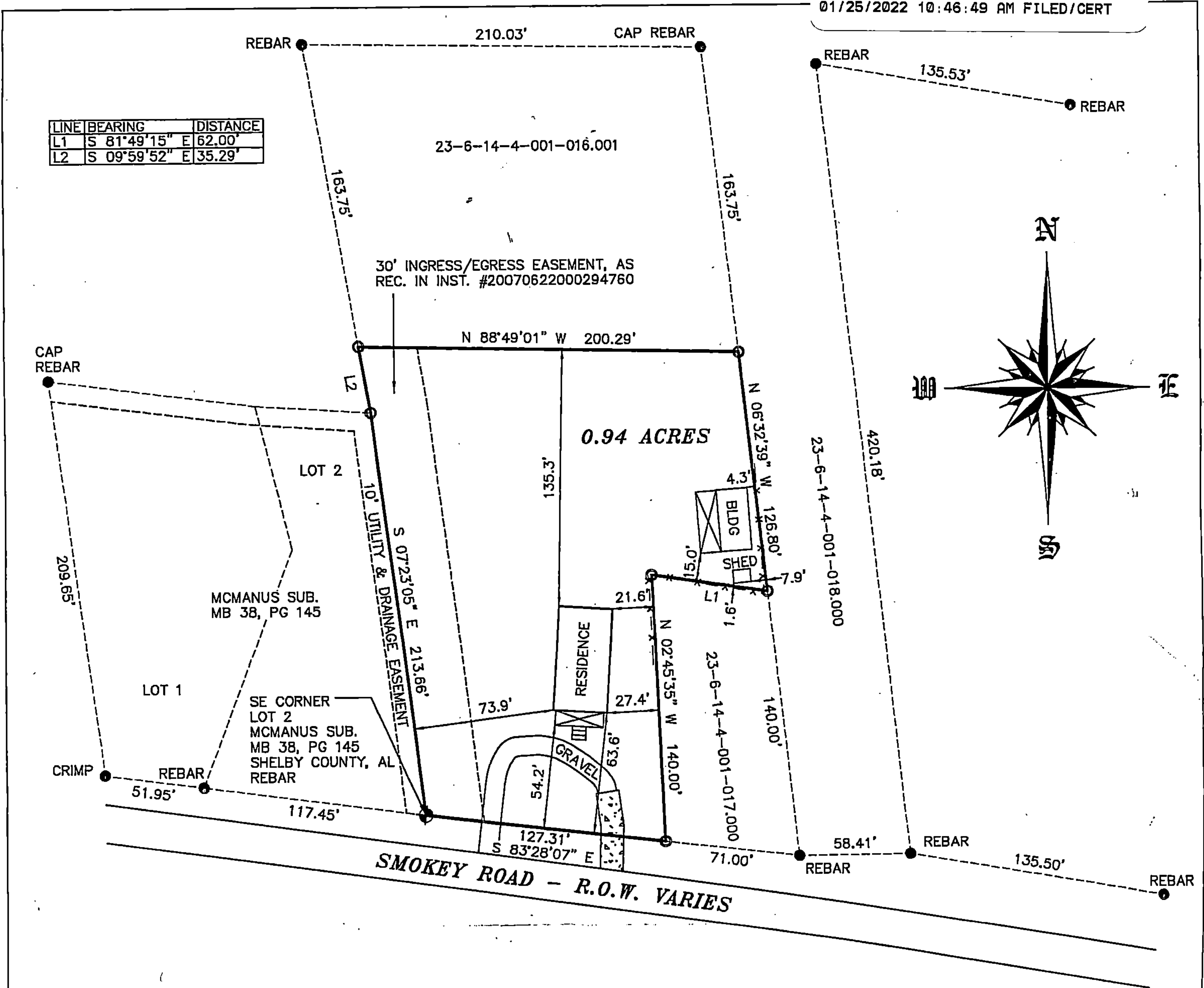
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 19th day of January, 2022.


Notary Public
My Commission Expires: 8/21/24

ANGELA TUBBS
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES AUG. 21, 2024

Exhibit A

20220125000034510 2/2 \$25.00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA
SHELBY COUNTY

I, Rodney Shiflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon. That there are no visible encroachments of any kind upon the subject lot except as shown hereon, excluding utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way. That steel corners have been found or installed at all lot corners. I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, the correct legal description being as follows:

BEGIN at the SE Corner of Lot 2 of McManus Subdivision, as recorded in Map Book 35, Page 145, in the Office of the Judge of Probate of Shelby County, Alabama; said point lying on the Northerly R.O.W. line of Smokey Road and being the POINT OF BEGINNING; thence S83°28'07"E and along said R.O.W. line a distance of 127.31'; thence N02°45'35"W and leaving said R.O.W. line a distance of 140.00'; thence S81°49'15"E a distance of 62.00'; thence N06°32'39"W a distance of 126.80'; thence N88°49'01"W a distance of 200.29'; thence S09°59'52"E a distance of 35.29'; thence S07°23'05"E a distance of 213.66' to the POINT OF BEGINNING.

Said Parcel containing 0.94 acres, more or less, and situated in the SE 1/4 of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama.

SUBJECT TO a 30' Ingress/Egress Easement, as recorded in Instrument ##20070622000294760, in the Office of the Judge of Probate of Shelby County, Alabama.

I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #01117C 0379 E, Zone 'X', dated February 20, 2013 and found that the above described Parcel does not lie in a Flood Hazard Zone.

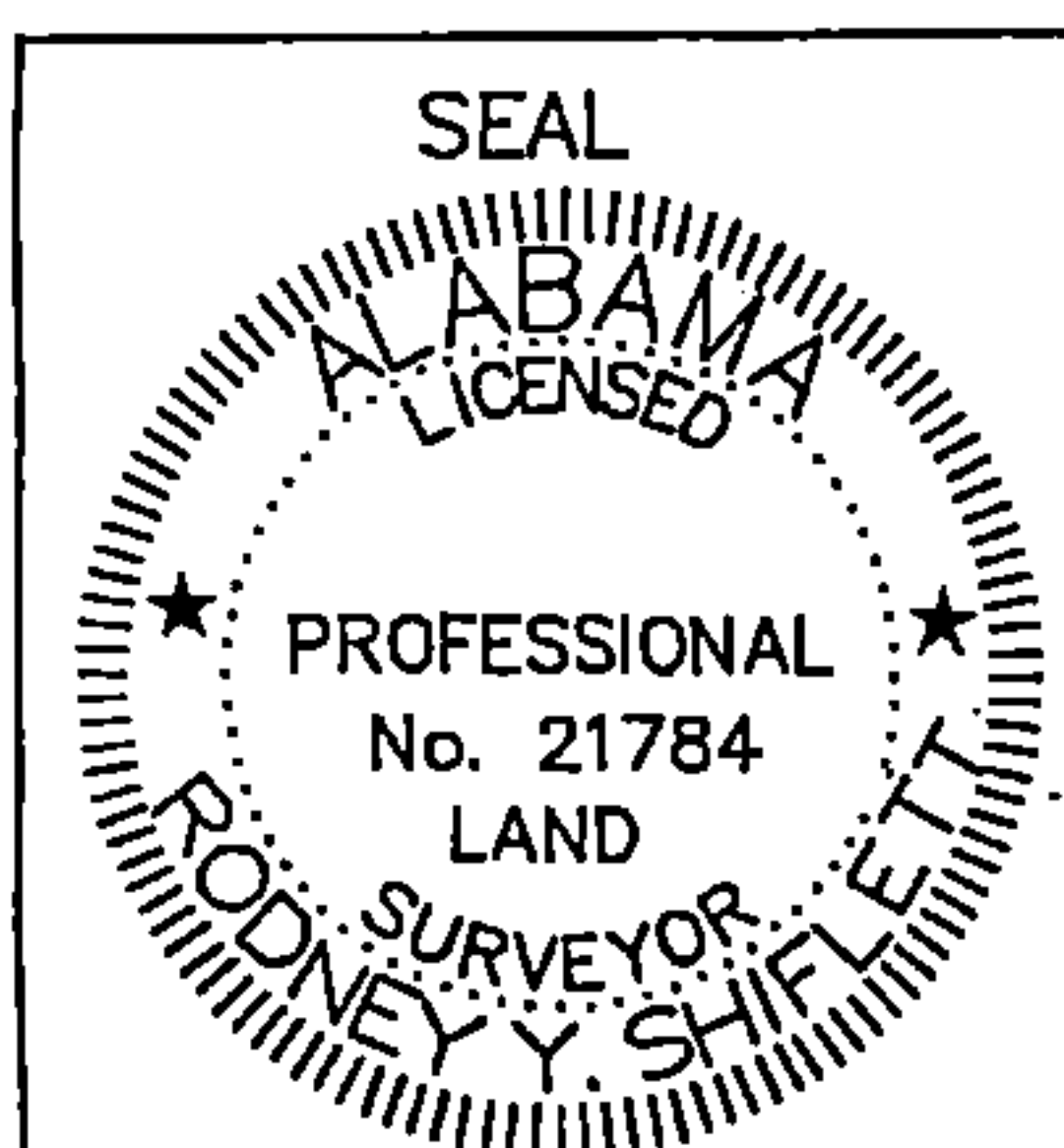
NOTE:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

According to my survey of December 21, 2021

Rodney Shiflett

Al. Reg. #21784



LEGEND	
	1/2" REBAR SET
	IRON PIN FOUND
	R.O.W.
	RIGHT-OF-WAY
	NOT TO SCALE
	UTILITY POLE
	OVERHEAD UTILITIES
	FIELD MEASURED
	PLAT / RECORDED MAP
	COVERED DECK/PORCH
	DECK/PORCH

JOB NO. 21758
DATE 12/21/21 DATE OF FIELD SURVEY 12/20/21 & 12/21/21
ADDRESS 451 Smokey Road SCALE 1" = 60' (11X17)
DRAWN BY H. LETTS CHECK BY R.Y.S.

RODNEY SHIFLETT SURVEYING

P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298