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04/26/2022 09:40:31 AM
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THIS INSTRUMENT PREPARED BY:
Gregory D. Harrelson, Attorney
101 Riverchase Pkwy East
Hoover, AL 35244

STATE OF ALABAMA
COUNTY OF SHELBY

SCRIVENER'S AFFIDAVIT

Before me, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Gregory D. Harrelson, who after being by me first duly sworn, deposes, and says on oath as follows:

My name is Gregory D. Harrelson, and I am a practicing attorney over the age of 21 years, and I am familiar with the following facts:

I was the preparer of that certain Deed from Smith Commercial Investments, LLC to Nicholas J. Anglin, which said document is dated March 15, 2022 and recorded at Instrument No. 20220404000135880, and Mortgage dated March 15, 2022 and recorded at Instrument No. 20220404000135890 in the Probate Office of Shelby County, Alabama.

WHEREAS, a scrivener's error was made in the preparation of said document in that the following legal description was contained in the above referenced Deed and Mortgage:

Lot 17, according to the Survey of Creekwater Estates, as recorded in Map Book 53 Page 58 A&B, in the Probate Office of Shelby County, Alabama.

The correct legal description should read as follows:

Lot 7, according to the Survey of Creekwater Estates, as recorded in Map Book 53 Page 58 A&B, in the Probate Office of Shelby County, Alabama.

The purpose of this affidavit is to correct the scrivener's error contained within the description of the Deed recorded at Inst No. 20220404000135880 and the Mortgage recorded at Inst No. 20220404000135890 and to further state that the mistake made in the preparation of the instruments was merely an error on the part of the scrivener, which did not reflect the intent of the parties to the instrument.

Further the affiant saith not.

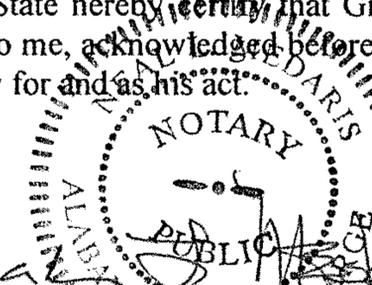


Gregory D. Harrelson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Gregory D. Harrelson, whose name is signed to the foregoing affidavit and who is known to me, acknowledged before me, that, being informed of the contents of the affidavit, he executed the same voluntarily for and as his act.

Given under my hand and seal this 26th day of April, 2022.




Notary Public
My Commission Expires 11/18/24

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/26/2022 09:40:31 AM
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