

This Instrument was prepared By:
William R. Yancey
316 Normandy Ln
Chelsea, AL 35043


20220426000171140 1/2 \$37.00
Shelby Cnty Judge of Probate, AL
04/26/2022 04:09:23 PM FILED/CERT

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 Stuart J. Garner who after being duly sworn, deposes and says on oath as follows:

My name is William R. Yancey. I prepared that certain Warranty Deeds and/or Quit Claim Warranty Deeds executed by:

- **L A Holding (a trust) to Yancey & Sons, LLC**, recorded in **Inst. 20100527000168320**, in the Probate Office of Shelby County, Alabama.
- **Star Enterprises Trust (a trust) to Yancey & Sons, LLC**, recorded in **Inst. 20100527000168330**, in the Probate Office of Shelby County, Alabama.
- **William Randall Yancey to Yancey & Sons, LLC**, recorded in **Inst. 20100527000168310**, in the Probate Office of Shelby County, Alabama.
- **Glen Derek Yancey (also known as Glen Derick Yancey) to Yancey & Sons, LLC**, recorded in **Inst. 20220228000083330**, in the Probate Office of Shelby County, Alabama.
- **Raymond Perry Yancey to Yancey & Sons, LLC**, recorded in **Inst. 20220228000083290**, in the Probate Office of Shelby County, Alabama.
- **Dian Lawler Johnson and husband, James Goree Johnson**, recorded in **Inst. 200912102000443100**, in the Probate Office of Shelby County, Alabama.


It has been brought to my attention that the legal description in all of the **Warranty Deeds and/or Quit Claim Deeds** was incorrect. The legal description of all should read as such:

A parcel of land (Parcel No. 36 2 03 4 001 002.002), situated in the NW ¼ of the SE ¼ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama and being more particularly described as follows:

Begin at the intersection of the West right of way line of Melton Street and the North line of the NW ¼ of the SE ¼ of Section 3, Township 24 North, Range 12 East; thence S 02° 17' 24" E a distance of 194.71'; thence S 87° 48' 56" W a distance of 25.87'; thence S 02° 51' 24" E a distance of 114.26'; thence S 86°



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**24'11" W a distance of 263.90'; thence N 02°26'54" W a distance of 309.14';
thence N 86°33'43" a distance of 289.48' to the Point of Beginning.**

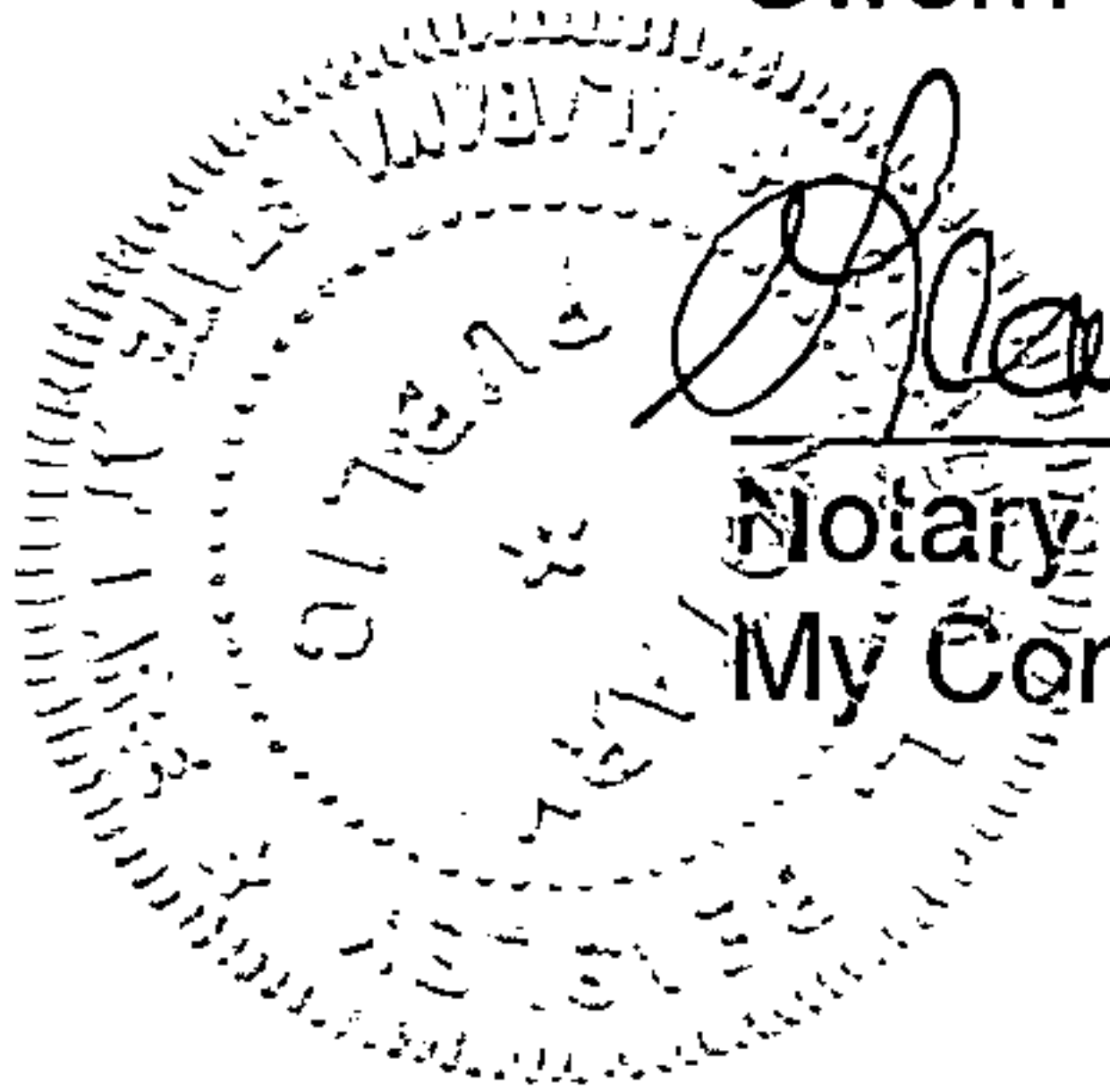
Containing 1.98 acres, more or less.

This affidavit is given to correct the legal description in the above recited in
the Warranty Deeds and/or Quit Claim Deeds. Affiant further saith not.


William R. Yancey

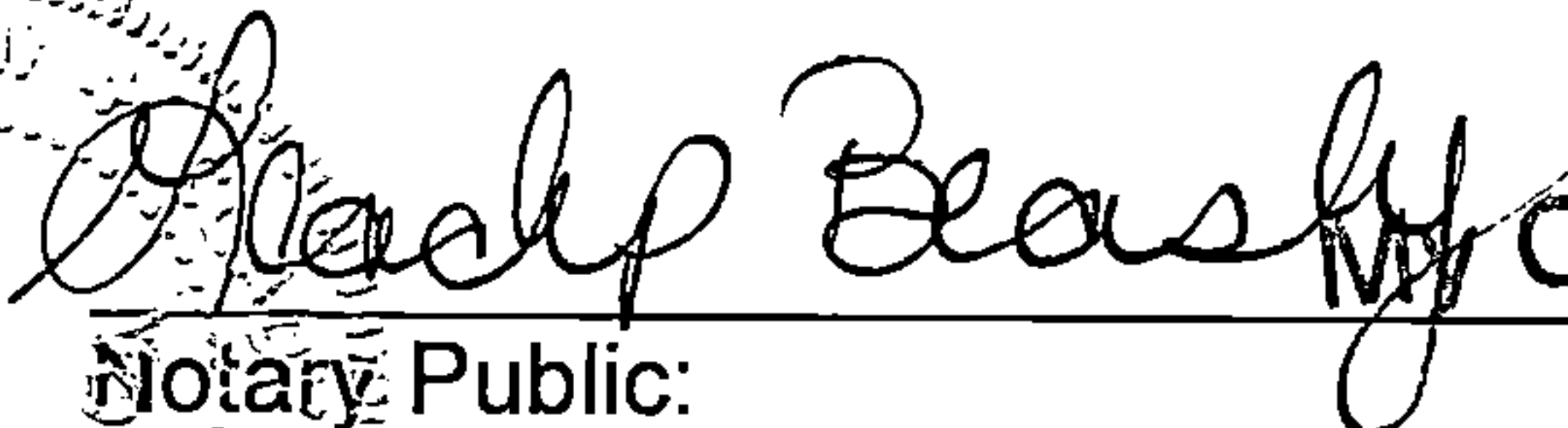
STATE OF ALABAMA
SHELBY COUNTY

Sworn to and subscribed before me this the 26th day of April, 2022.



Notary Public:

My Commission Expires:


My Commission Expires
June 1, 2022