

This instrument was prepared by:
David P. Condon, P.C.
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Birmingham, AL 35209

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04/26/2022 04:31:07 PM
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SCRIVENER'S AFFIDAVIT

STATE OF ALABAMA
JEFFERSON COUNTY

I, **David P. Condon**, was the Scrivener of the Warranty Deed recorded on April 25, 2006 as Instrument number 20060425000193290.

The legal description contained in this Warranty Deed is:


Lot 48, according to the Survey of Davenport's Addition to Riverchase West, Sector 4, as recorded in Map Book 8, Page 64, in the Office of the Judge of Shelby County, Alabama.

The Warranty Deed recited an erroneous legal description as the Grantors in said Warranty Deed did not own all of the property listed above as a portion of said property had been previously conveyed to someone other than the Grantors in said Warranty Deed. The Grantors in said Warranty Deed, Chris Kincade and Charles Kincade, acquired the Property by Deed from Ronald L. Payton and Sylvia A. Payton recorded as Instrument 20040302000107060. Said Deed contained the same legal description as shown above. Ronald L. Payton and Sylvia A. Payton acquired said Property by deed from Brett K. Bell by deed recorded as Instrument 20030721000460810. However, Brett K. Bell did not acquire all of the Property listed above but only a portion of said Property in the deed recorded as Instrument 20030310000143450. Therefore, Brett K. Bell could not convey all of said Lot 48 above nor could any of his successor in interest including Chris Kincade and Charles Kincade, Grantors in the Warranty Deed being corrected by this Affidavit.

This Scrivener's Affidavit is given to correct the referenced Warranty Deed to revise the legal description as follows:

Part of Lot 48, Davenport's Addition to Riverchase West, Sector 4, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 8, Page 64, being more particularly described as follows:

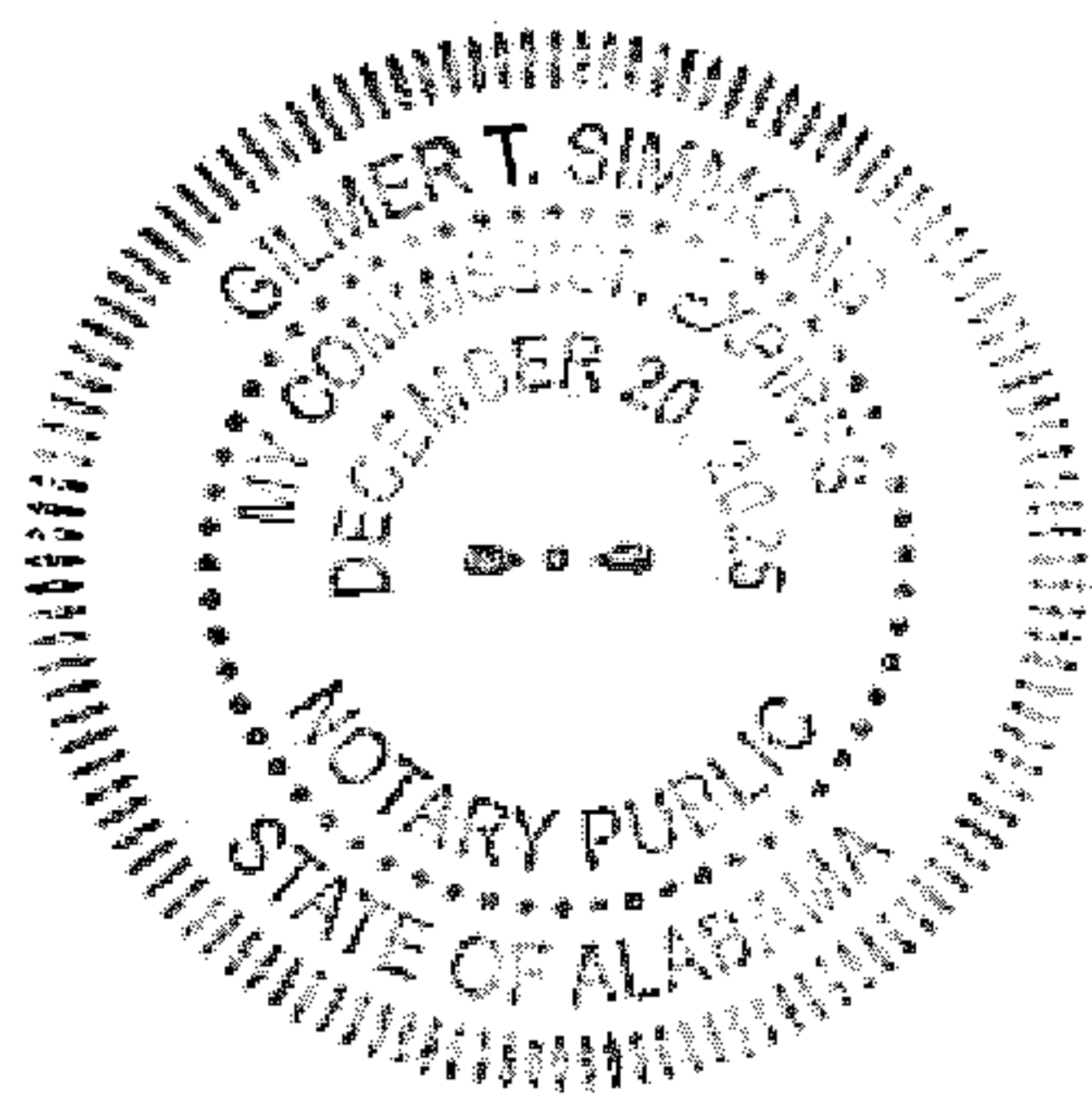
Beginning at the most Easterly corner of said Lot 48, run in a Southwesterly direction along the East line of said Lot 48, which is the West right of way line of Mountain Laurel Lane, for a distance of 14.16 feet to a point of curve, said curve being concave in a Southeasterly direction and having a radius of 280.00 feet; thence turn an angle to the left and run Southwesterly along the arc of said curve for a distance of 20.04 feet; thence turn an angle to the right (92°33'22" from chord of said 20.04 arc) and run in a Northwesterly direction for a distance of 199.47 feet to the Northwest corner of said Lot 48; thence turn an angle to the right of 132°45'33" and run Northeasterly along the North line of said Lot 48 for a distance of 44.96 feet to the most Northerly corner of said Lot 48; thence turn an angle to the right of 46°50'43" and run in a Southeasterly direction along the Northeast line of said Lot 48 for a distance of 167.93 feet to the Point of Beginning; being situated in Shelby County, Alabama.


David P. Condon

STATE OF ALABAMA
JEFFERSON COUNTY

This is to certify that David P. Condon, whose name is signed to the foregoing and who is known to me, did sign same on the date the same bears date, and declares it to be true and correct to the best of his information, knowledge and belief.

Sworn to and subscribed before me this the 21st day of April, 2022.




Notary Public: Gilmer T. Simmons
My Commission expires: 12.20.2025

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
04/26/2022 04:31:07 PM
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