


STATE OF ALABAMA
COUNTY OF SHELBY


20220502000178270 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
05/02/2022 01:33:44 PM FILED/CERT

SCRIVENER'S AFFIDAVIT

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared William R. Justice, who, being known to me and after being duly sworn by me, deposes and says as follows:

I am an attorney at law, and I am the scrivener who prepared a deed from Gordon L. Garrett as Trustee of the Gordon L. Garrett and Lurlene K. Garrett Trust, dated the 26th day of July, 2002, to Gordon L. Garrett, the date of said deed being April 22, 2022, and recorded as Instrument # 20220425000167590 in the Probate Office of Shelby County, Alabama. There is an error in the legal description contained in the deed in that it omitted some real estate that had been treated as property of the trust (although there is no recorded deed transferring the real estate to the trust).

The correct description is:

Parcel 1

A parcel of land located in the NE $\frac{1}{4}$ of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at a point where the North right-of-way line of Shelby County Highway No. 22 intersects the Eastern boundary of the NE $\frac{1}{4}$ of said Section 3; run thence in a Northeasterly direction along the Northern right-of-way line of said Shelby County Highway No. 22 a distance of 30 feet, more or less, to a fence; thence turn to the left and run Northerly along said fence line and to a point where the same intersects the Eastern boundary line of the NE $\frac{1}{4}$ of said Section 3; thence turn to the left and run Southerly along the Eastern boundary of said NE $\frac{1}{4}$ of Section 3 to the point of beginning.

LESS AND EXCEPT property deeded previously by Gordon L. Garrett and Lurlene K. Garrett from above described parcel.

Parcel 2

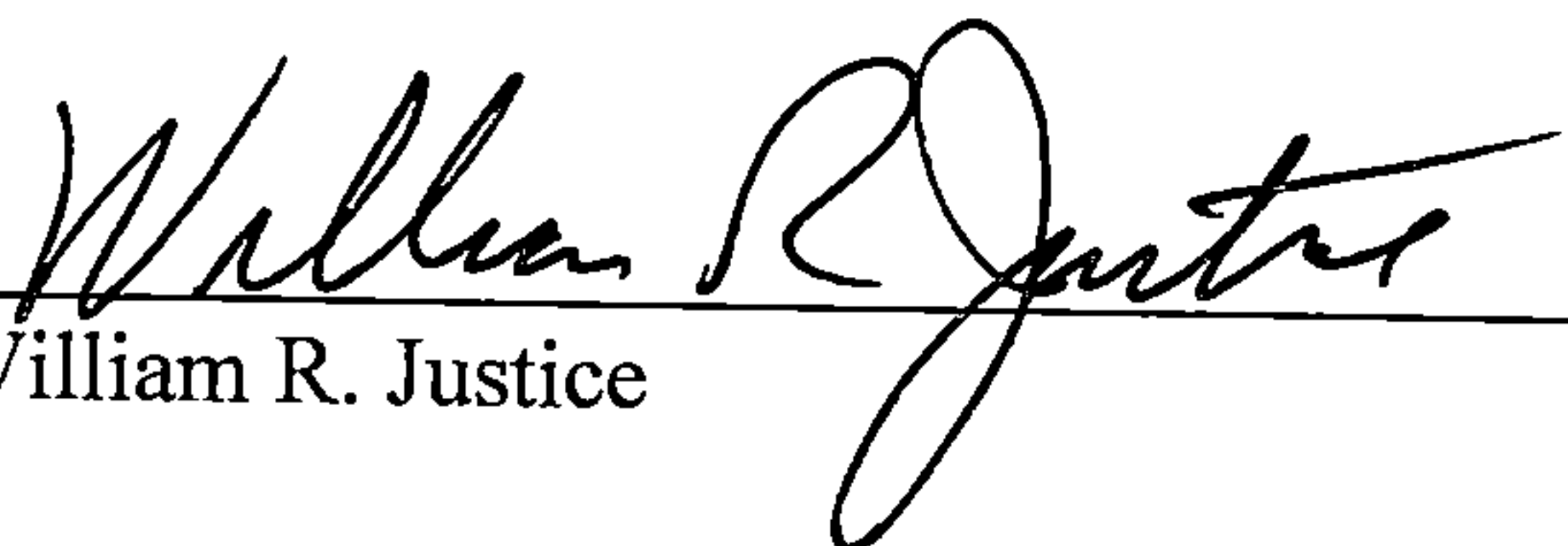
ALSO, a parcel of land located in the Northeast $\frac{1}{4}$ of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the Northeast corner of said Section 3, thence in a Southerly direction, along the East line of said Section, a distance of 2085.56 feet to the Northwesternly Right of Way Line of Shelby County Highway 22, said point being on a curve to the left, said curve having a radius of 2587.17 feet and a central angle of 5 degrees 29 minutes 45 seconds, thence 69 degrees 12 minutes 11 seconds right, measured to tangent of said curve, in a Southwesterly direction, along arc of said curve, a distance of 248.16 feet, thence 116 degrees 37 minutes 01 second right, measured from tangent of said curve, in a Northerly direction, a distance of 2189.34 feet to the North line of said

Section, thence 91 degrees 06 minutes 30 seconds right, in an Easterly direction, a distance of 224.01 feet to the Point of Beginning.

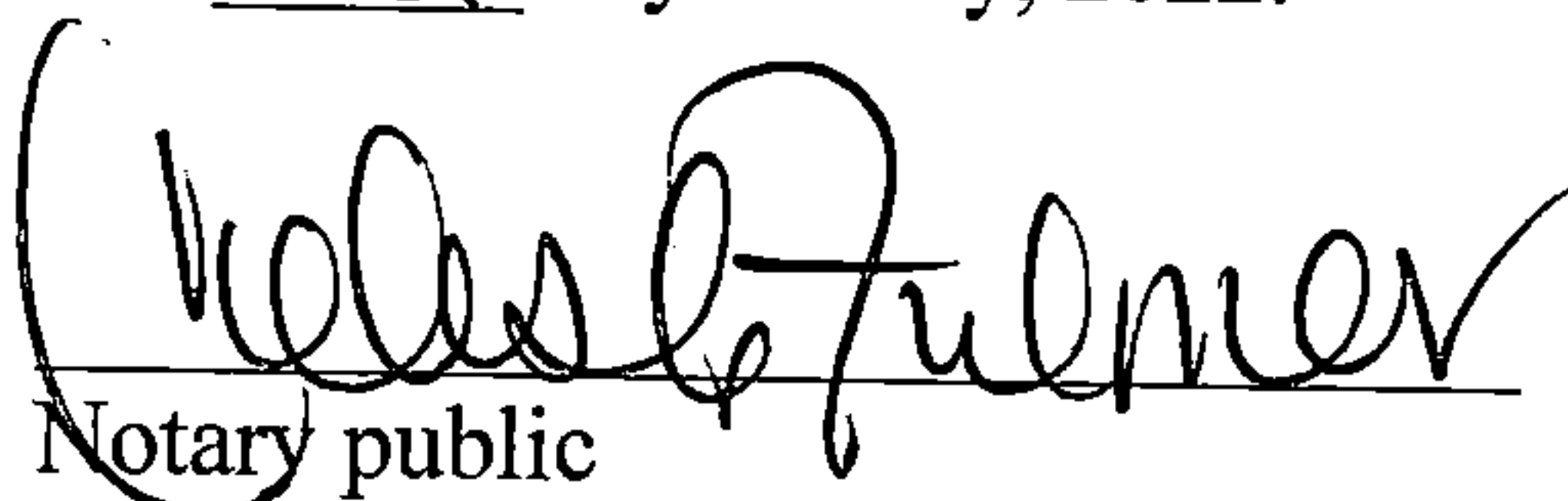
LESS AND EXCEPT the property conveyed previously by deed recorded as Instrument # 1994-36504 and Instrument # 1994-36505 in the Probate Office of Shelby County, Alabama.

This affidavit is given for the purpose of correcting the erroneous description as set out above.

In witness whereof, the undersigned has caused this affidavit to be executed this 2nd day of May, 2022.


William R. Justice

Sworn to and subscribed before me
this 2nd day of May, 2022.


Notary public



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Prepared by William R. Justice, P.O. Box 587, Columbiana, AL 35051.

