

SCRIVENERS AFFIDAVIT

20220621000247530
06/21/2022 11:52:58 AM
AFFID 1/2

STATE OF ALABAMA
COUNTY OF JEFFERSON

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND IN SAID STATE, HEREBY CERTIFY THAT BEFORE ME PERSONALLY APPEARED DAVID S. SNODDY, WHO IS KNOWN TO ME, AND WHO BEING BY ME FIRST DULY SWORN DOES ON HIS OATH DEPOSE AND SAY AS FOLLOWS:

MY NAME IS DAVID S. SNODDY AND I AM A PRACTICING ATTORNEY IN THE CITY OF BIRMINGHAM, JEFFERSON COUNTY, ALABAMA. WHILE A MEMBER OF THE SNODDY LAW FIRM, LLC, I, DID PREPARE THAT CERTAIN DEED FROM **AJAY P. PATEL AND RUPA A. PATEL, HUSBAND AND WIFE (GRANTORS) TO OMER LEE BURNETT, III AND JESSICA MCMAHEN BURNETT, (GRANTEES)** DATED JUNE 18, 2021 AND FILED OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA ON JUNE 24, 2021 IN INSTRUMENT NO: 20210624000307240. A REPLACEMENT DEED DATED JANUARY 4, 2022 WAS FILED OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA IN INSTRUMENT NO: 20220211000061070, ON FEBRUARY 11, 2022 TO CORRECT THE LEGAL DESCRIPTION.

A MORTGAGE WAS ALSO PREPARED ON JUNE 18, 2021 FROM JESSICA MCMAHEN BURNETT AND SPOUSE, OMER LEE BURNETT, III IN FAVOR OF ALABAMA FARM CREDIT, ACA AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA IN INSTRUMENT 20210624000307250 ON JUNE 24, 2021. SAID MORTGAGE WAS DEFECTIVE DUE TO ERRORS IN THE LEGAL DESCRIPTION AND A CORRECTIVE MORTGAGE WAS RECORDED IN INSTRUMENT 20220211000061080 ON FEBRUARY 11, 2022.

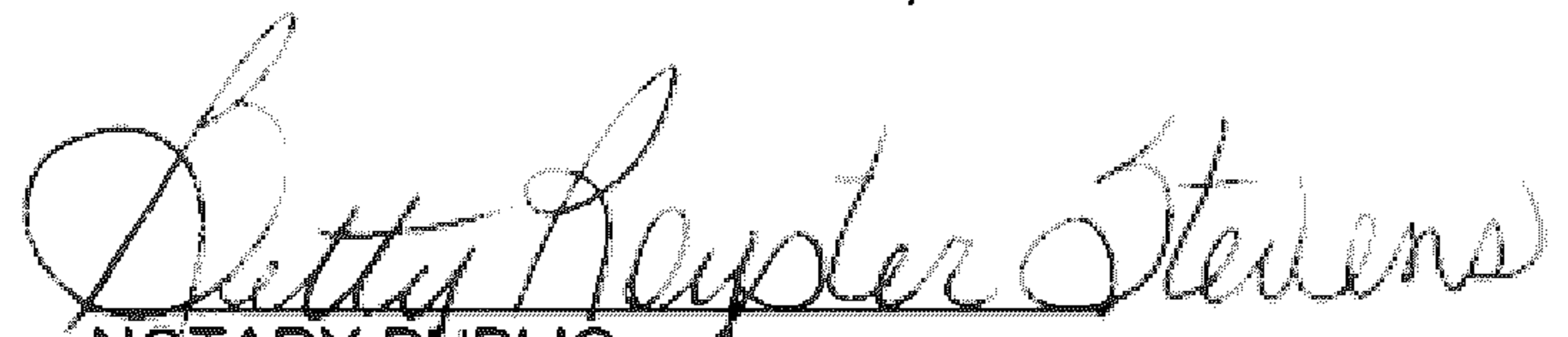
SAID REPLACEMENT DEED AND CORRECTIVE MORTGAGE ARE DEFECTIVE DUE TO ERRORS IN THE LEGAL DESCRIPTION. THIS AFFIDAVIT IS RECORDED TO CORRECT SAID LEGAL DESCRIPTION. THE CORRECT LEGAL DESCRIPTION IS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THIS THE 3RD DAY OF JUNE, 2022.


DAVID S. SNODDY

SWORN TO AND SUBSCRIBED BEFORE ME THIS 3RD DAY OF JUNE, 2022.

My commission expires:


NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

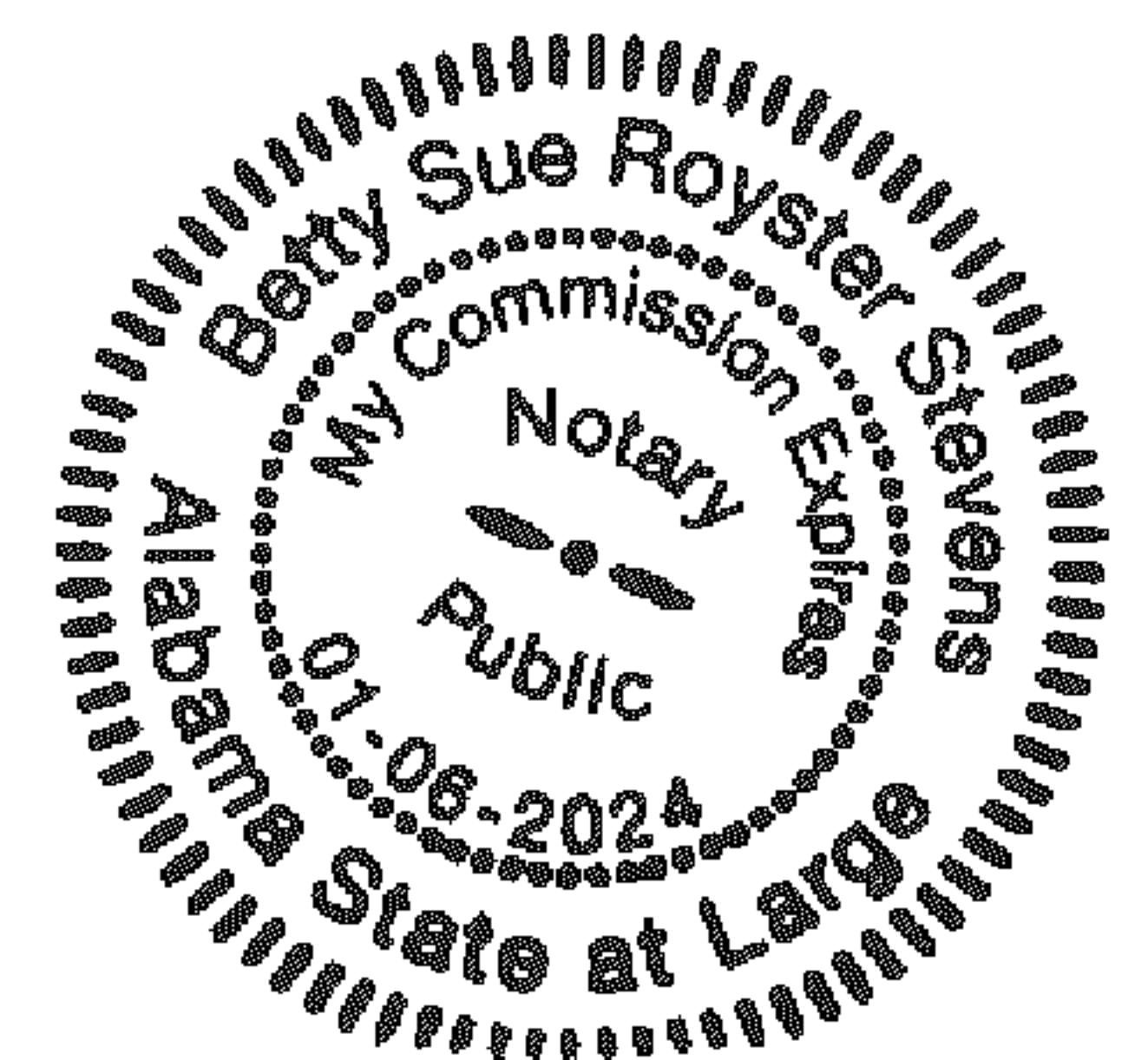


EXHIBIT "A"

Begin at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 35, Township 19 South, Range 1 East; thence run North along the East line of the said 1/4-1/4 and its extension for a distance of 3963.20 feet; thence turn an angle to the left of 92 degrees 11 minutes 07 seconds and run West for a distance of 297.63 feet to a point on the Southeast right of way of Shelby County Road 450; thence turn an angle to the left of 41 degrees, 02 minutes, 18 seconds and run Southwest along the said right of way for a distance of 146.99 feet to the point of commencement of a curve to the right having a central angle of 22 degrees, 58 minutes and a radius of 522.25 feet; thence run along the arc of said curve for a distance of 209.34 feet; thence run along the tangent if extended to said curve for a distance of 113.39 feet to the point of commencement of a curve to the left having a central angle of 12 degrees, 40 minutes and a radius of 1006.13 feet; thence run along the arc of said curve for a distance of 222.43 feet; thence run along the tangent if extended to said curve for a distance of 150.16 feet to the point of commencement of a curve to the left having a central angle of 22 degrees, 26 minutes and a radius of 247.35 feet; thence run along the arc of said curve for a distance of 96.85 feet; thence run along the said tangent if extended to said curve for a distance of 250.35 feet to the point of commencement of a curve to the right having a central angle of 14 degrees, 42 minutes, 20 seconds and a radius of 843.71 feet; thence run along the arc of said curve for a distance of 216.55 feet; thence run along the tangent if extended to said curve for a distance of 281.65 feet to the point of commencement of a curve to the right having a central angle of 15 degrees, 17 minutes, 30 seconds and a radius of 700.43 feet; thence run along the arc of said curve for a distance of 186.94 feet; thence run along the tangent if extended to said curve for a distance of 15.38 feet to the point of commencement of a curve to the right having a central angle of 33 degrees 41 minutes 27 seconds and a radius of 139.19 feet; thence run along the arc of said curve for a distance of 81.85 feet; thence turn an angle to the left from the tangent if extended to said curve of 99 degrees, 11 minutes, 02 seconds and run South for a distance of 1355.36 feet to a point on the North right of way of the CSX railroad; thence turn an angle to the left of 64 degrees, 58 minutes, 52 seconds and run Southeast for a distance of 442.38 feet; thence turn an angle to the right of 01 degree, 24 minutes 01 second and run Southeast for a distance of 211.32 feet to the point of commencement of a curve to the right of 24 degrees, 17 minutes, 41 seconds and a radius of 1223.98 feet; thence run along the arc of said curve for a distance of 519.00 feet; thence run along the tangent if extended to said curve for a distance of 217.92 feet; thence turn an angle to the right of 01 degree, 58 minutes, 31 seconds and run Southeast for a distance of 500.47 feet to a curve to the left having a radius of 2938.02 feet, a chord bearing of S 41 degrees 57 minutes 53 seconds E, and a chord distance of 389.57 feet; thence along said curve for 389.86 feet; thence N 89 degrees 56 minutes 34 seconds E for 109.68 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/21/2022 11:52:58 AM
\$31.00 BRITTANI
20220621000247530

Allie S. Boyd