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Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
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STATE OF ALABAMA)
COUNTY OF SHELBY)

AFFIDAVIT EVIDENCING SCRIVENER'S ERROR

Before me, the undersigned Notary Public, personally appeared Courtney Mason, retired Attorney at Law, who being duly sworn deposes and says as follows:

My name is Courtney Mason and I am the closing attorney that prepared the below referenced document. I hereby certify that I have personal knowledge of the matters set forth herein.

On July 8, 1998, Bonnie Ruth Moore, executed a General Warranty Deed into Issis & Sons, Inc an Alabama corporation recorded in Instrument 1998-27520 on July 20, 1998, in the Probate Office of Shelby County, Alabama, for the property located at 5470 Highway 280, Birmingham, AL, 35242.

The undersigned has examined said General Warranty Deed and finds that the legal description therein contains a scrivener's error. The legal description at the time of closing was obtained from a title insurance commitment; however, based on a current survey prepared by Arrington Engineers dated July 19, 2022, the description is corrected to the description provided herein.

The true and correct legal description in said General Warranty Deed should read as follows:

A parcel of land being located in the SW 1/4 of the NE 1/4 of Section 5, Township 19 South, Range 1 West, in Shelby County, Alabama, being more particularly described as follows:

Commence at the SW corner of the SW 1/4 of the NE 1/4 of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama and run thence Northerly along the West line of said 1/4 1/4 a distance of 470.00 feet to a steel rebar corner and the Point of Beginning of the property being described; thence continue along last described course 517.94 feet to a 2 inch open top pipe corner; thence turn 88°43'13" right and run Easterly a distance of 112.89 feet to a steel rebar corner on the Westerly right of way line of Highway No. 280 East; thence turn 95°22'47" right and run South-Southeasterly along said right of way line of said Highway No. 280 a distance of 520.49 feet to a steel rebar corner; thence turn 95°30'29" right and run Westerly 173.25 feet to the Point of Beginning; being situated in Shelby County, Alabama.

This Affidavit is made for the purpose of duly acknowledging and correcting the scrivener's error made in the drafting of said General Warranty Deed.

FURTHER, Affiant saith not.

Courtney Mason, Attorney at Law (retired).

Sworn to and subscribed before me this 20th day of July, 2022.

Kayla Stone

Notary Public

My Commission Expires: 07/07/2024

