STATE OF ALABAMA	)
COUNTY OF SHELBY	)

## AFFIDAVIT OF FACT

- I, <u>Mary Catherine Starr, Vice President Loan Documentation</u>, being duly sworn, depose and state the following:
- 1. Based on a review of public records, along with Wells Fargo's business records, I am familiar with that certain Warranty Deed recorded at Instrument 1993-40719 on December 20, 1993, conveying the subject property to Debra R. Sanford, and that certain mortgage instrument executed by Debra R. Sanford, as recorded at Instrument 1993-40720 on December 20, 1993 in the Office of the Judge of Probate of Shelby County, Alabama.
- 2. The Mortgage and Warranty Deed contain a typographical error in the legal description by omitting the reference to the most recent plat of record for the subject property, specifically erroneously stating "Begin at the Northeast corner of aid Lot 4" in lieu of "Begin at the Northeast corner of said Lot 4."
  - 3. The correct legal description for said mortgage instruments(s) is as follows:

## Parcel I:

Lots 1, 2, 3, and 4, Block 262, according to J.H. Dunstan's Survey of Calera, Shelby County, Alabama. Being situated in Shelby County, Alabama. Minerals and mining rights excepted.

## Parcel II:

A parcel of land located in the NE 1/4 of the NE 1/4 of Section 3, Township 24 North, Range 13 East, Shelby County, Alabama, lying adjacent to Lot 4, Block 262, according to the J.H. Dunstan's Map of Calera, Alabama, described as follows:

Begin at the NE corner of said Lot 4, thence run Westerly along the North line of said Lot 4 a distance of 149.99 feet to the NW corner of said lot; thence turn right 87 degrees 03 minutes 46 seconds a distance of 4.00 feet; thence turn right 92 degrees 56 minutes 14 seconds a distance of 149.00 feet to the Westerly side of 16th Street; thence right 87 degrees 02 minutes 21 seconds along said street a distance of 4.00 feet to the Point of Beginning.

4. The party executing this Affidavit of Fact is the current loan servicer or mortgagee of the Mortgage.

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To the extent that any conclusions here above are not based on business records,

said conclusions are based on public records, to wit: publicly recorded real estate records housed

in the Proba	ate Office of She	elby County, Al	labama.
Exe	cuted this	<u>5</u> da	y of August 2022.
			WELLS FARGO BANK, N.A.  Signature: Mary Catherine Start  Printed Name: Mary Catherine Start  Title: Vice President Loan Documentation  Wells Fargo Bank, N.A.  Date: August 5, 2000
State of County of	Texas Bexar	)	
			of August, 2022 by Mary mentation, Wells Fargo Bank, N.A.
			Signature of notarial officer Ismael Hernander  Notay Relic  Title (and Rank)  My commission expires: 9-8 7023
			ISMAEL HERNANDEZ  My Notary ID # 124066260  Expires September 8, 2023

This instrument prepared by:
Tiffany & Bosco, P.A.
2311 Highland Avenue South, Suite 330
Birmingham, AL. 35255
File No.: 22-40463



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/08/2022 08:50:18 AM
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