

THIS INSTRUMENT WAS PREPARED BY: Mike T. Atchison
Attorney at Law, Inc.
P.O. Box 822
Columbiana, AL 35051

STATE OF ALABAMA
SHELBY COUNTY

SCRIVENER'S AFFIDAVIT

Before me, the undersigned authority, a Notary Public in and for said County, in said State, personally appeared Mike T. Atchison, who after being by me first duly sworn, deposes and says on oath as follows:

My name is Mike T. Atchison, and I am a practicing attorney in Shelby County, Alabama, and I was the preparer of that certain deed from Charles Tidmore and Joyce Tidmore, husband and wife, to Nathan Crumpton and Amber Crumpton, dated March 11, 2022, and recorded in Instrument #20220314000104020 in the Probate Office of Shelby County, Alabama.

It has been brought to my attention that the legal description contains mistakes. The correct legal description should have been as follows, to-wit:

A Parcel of land to be known as Lot 1 of Mountain Valley Farms, being more particularly described as follows:

Commence at the NW Corner of the SW 1/4 of the NE 1/4 of Section 19, Township 21 South, Range 1 East, Shelby County, Alabama; thence S88°22'20"E for a distance of 701.96'; thence N89°46'21"E for a distance of 164.52', to the point of beginning; thence N89°46'21"E for a distance of 284.03'; thence S17°36'10"E for a distance of 656.66'; thence S38°00'31"W for a distance of 131.59'; thence S89°46'21"W for a distance of 398.68'; thence N00°13'39"W for a distance of 730.06' to the POINT OF BEGINNING.

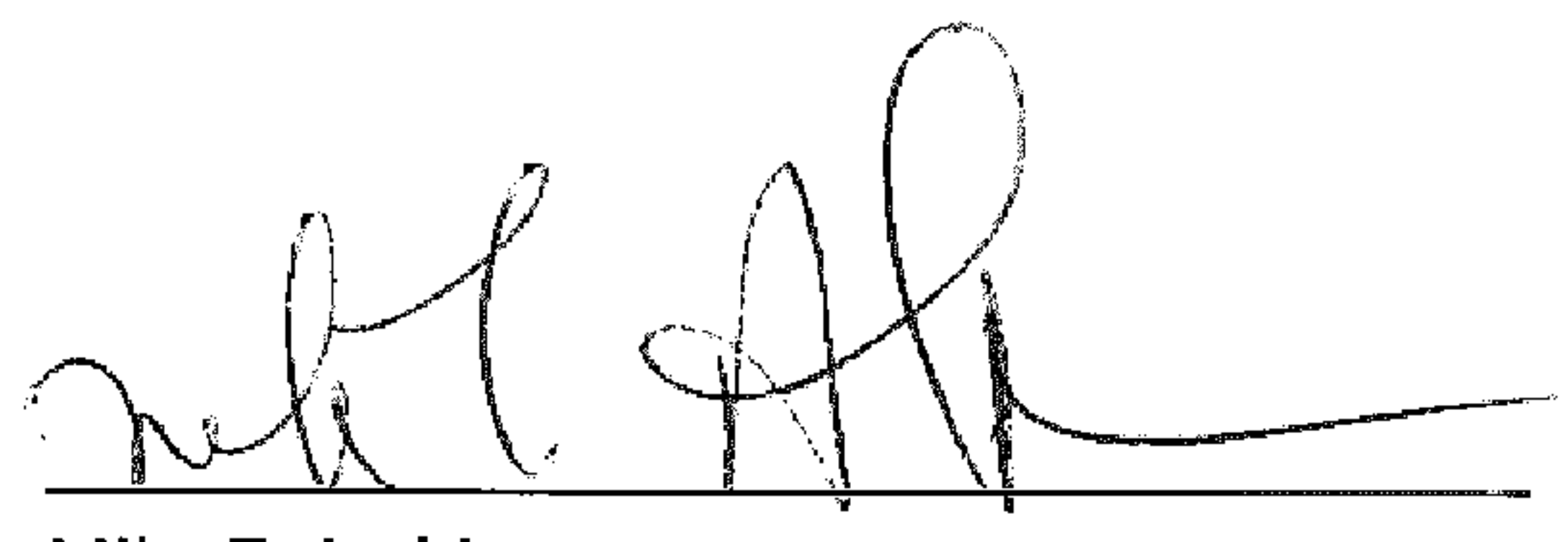
ALSO AND INCLUDING a 20' Wide Ingress/Egress Easement, Lying 10' either side of and parallel to the following described centerline:

Commence at the NW Corner of the SW 1/4 of the NE 1/4 of Section 19, Township 21 South, Range 1 East, Shelby County, Alabama; thence S88°22'20"E for a distance of 701.96'; thence N89°46'21"E for a distance of 448.55'; thence S17°36'10"E for a distance of 615.67' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N22°00'28"E for a distance of 69.92'; thence N38°11'33"E for a distance of 54.70'; thence N62°08'04"E for a distance of 41.66'; thence N83°07'46"E for a distance of 42.16'; thence S72°17'24"E for a distance of 41.01'; thence S54°46'54"E for a distance of 39.32'; thence S52°18'56"E for a distance of 42.91'; thence S58°25'10"E for a distance of 80.34'; thence N04°47'38"E for a distance of 20.62'; thence N13°08'49"E for a distance of 33.53'; thence N07°44'19"E for a distance of 32.67'; thence N00°58'03"W for a distance of 88.98'; thence N09°10'45"E for a distance of 22.60'; thence N47°28'23"E for a distance of 27.23' to the South line of an existing 20' Ingress/Egress Easement, as recorded in Instrument #1990409000150071, in the Office of the Judge of Probate of Shelby County, Alabama, and the POINT OF ENDING OF SAID EASEMENT.

ALSO AND INCLUDING existing 20' Ingress/Egress Easement, as recorded in Instrument #1990409000150071, in the Office of the Judge of Probate of Shelby County, Alabama.

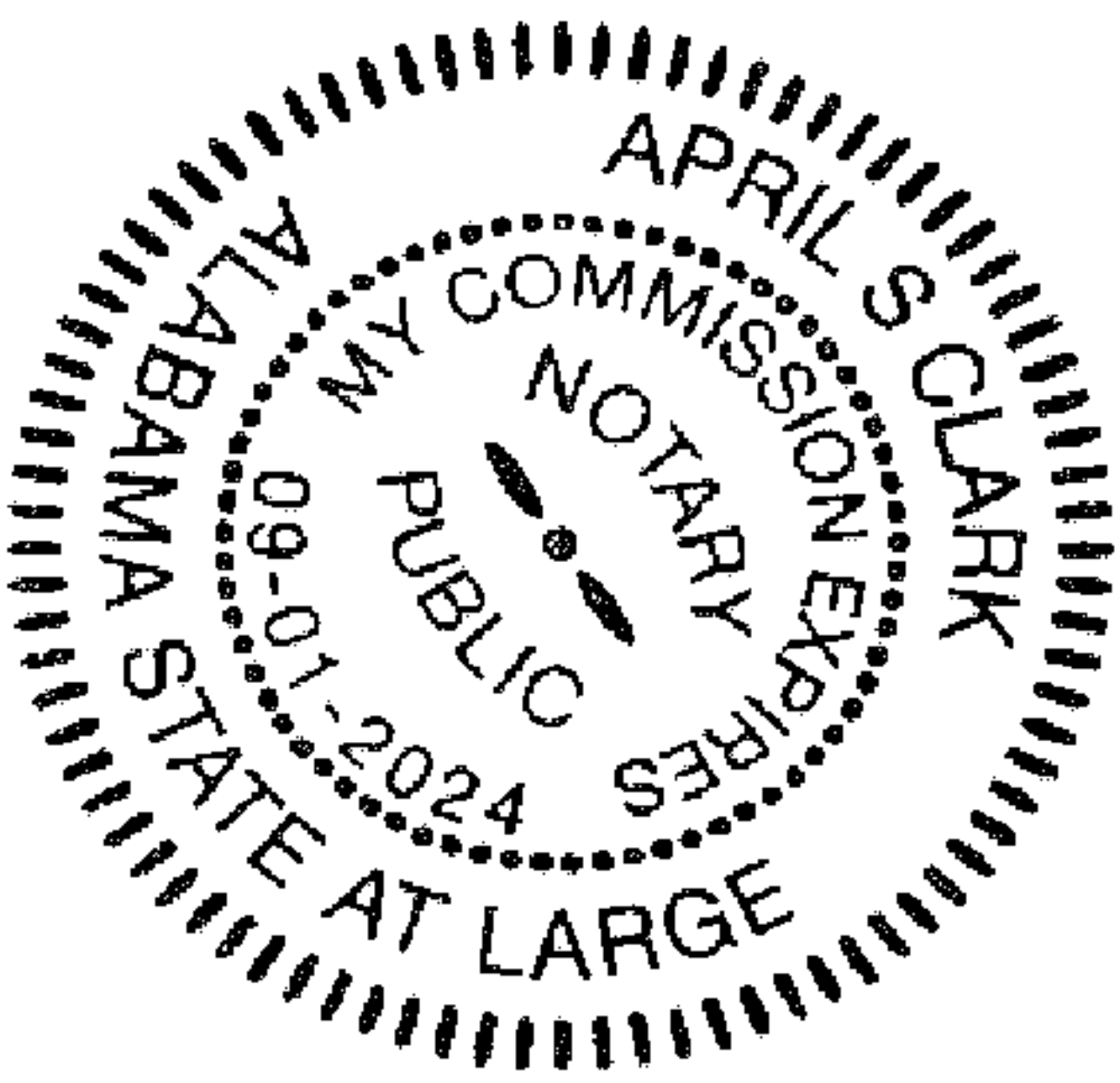
This affidavit is given to correct the legal description in the above recited deed.

Further the affiant saith not.


Mike T. Atchison

Sworn to and subscribed to before me
This 8th day of August, 2022.

April Clark
Notary Public
My commission expires: 9-1-2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/08/2022 01:37:01 PM
\$27.00 BRITTANI
20220808000308820

