

State of Alabama)
Shelby County)

Scrivener's Affidavit

20220809000311700
08/09/2022 01:42:54 PM
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Before me, the undersigned authority in and for said State at Large, did on this day personally appear Clay Maddox, who is known to me and after first being duly sworn, did testify and affirm as follows, to wit:

My name is Clay Maddox. I am an attorney and am licensed to practice law in the State of Alabama. I am over the age of nineteen years old and have personal knowledge of the matters set forth herein.

I am the Scrivener of that certain deed recorded in Real Property Inst. #20210222000088770 in the Office of the Judge of Probate of Shelby County, Alabama on February 22, 2021 at 3:59:57 pm given by The Estate of Leslie B. Turner by: Jerral Hudon Turner, Jr., as Executor to Kevin Howell and Mellissa Howell.

It has come to my attention that a scrivener's error exists in that the deed contains an error in that the legal description left out a description, said full description should read as follows:

Begin at a point on the North line of the Northwest ¼ of the Southeast ¼ of Section 5, Township 22 South, Range 3 West, which is 986.4 feet East of the Northwest corner of said ¼ ¼ Section; thence run South 424.67 feet to the point of beginning; thence run South 388.77 feet to a point 50 feet from the center line of the Old Southern Railway spur line as it lay on July 2, 1941. (now the center line of County Highway 221); thence run parallel to the said Highway 221 Southeasterly for 127 feet; thence North 410.93 feet; thence West 125 feet to the point of beginning. This property is situated in Shelby County, Alabama, and contains 1.15 acres, more or less.

Deed Ref: Inst. 201041600016630.

ALSO:

Commence at the NW corner of the NW ¼ of the SE ¼ of Section 5, Township 22 South, Range 3 West; thence run Eastwardly along the North line thereof for a distance of 986.4 feet; thence turn an angle to the right of 88 deg. 44 min. 50 sec. for a distance of 358.70 feet to the point of beginning; thence South 87 deg. 53 min. 57 sec. East for a distance of 125.00 feet; thence South 02 deg. 06 min. 04 sec. West for a distance of 75.97 feet; thence North 87 deg. 53 min. 58 sec. West for a distance of 125.00 feet; thence North 02 deg. 06 min. 02 sec. East for a distance of 75.97 feet to the point of beginning. Containing 0.22 acres, more or less.

Deed Ref: Inst. 20100416000116620.

(Acreage provided for informational purposes only.)

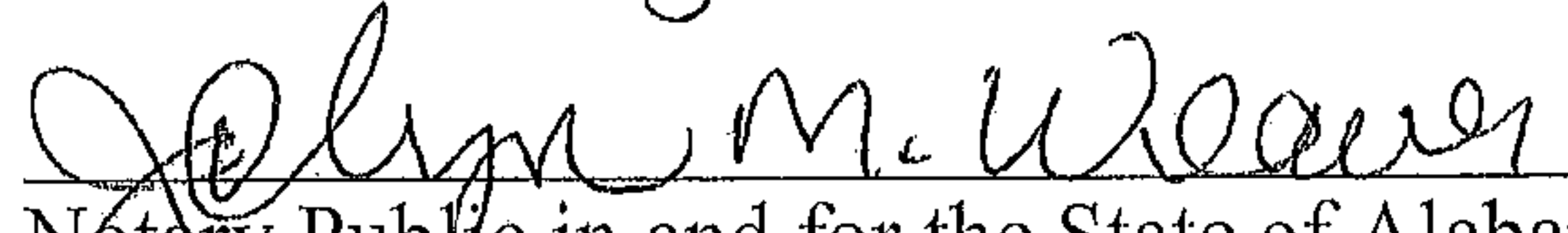
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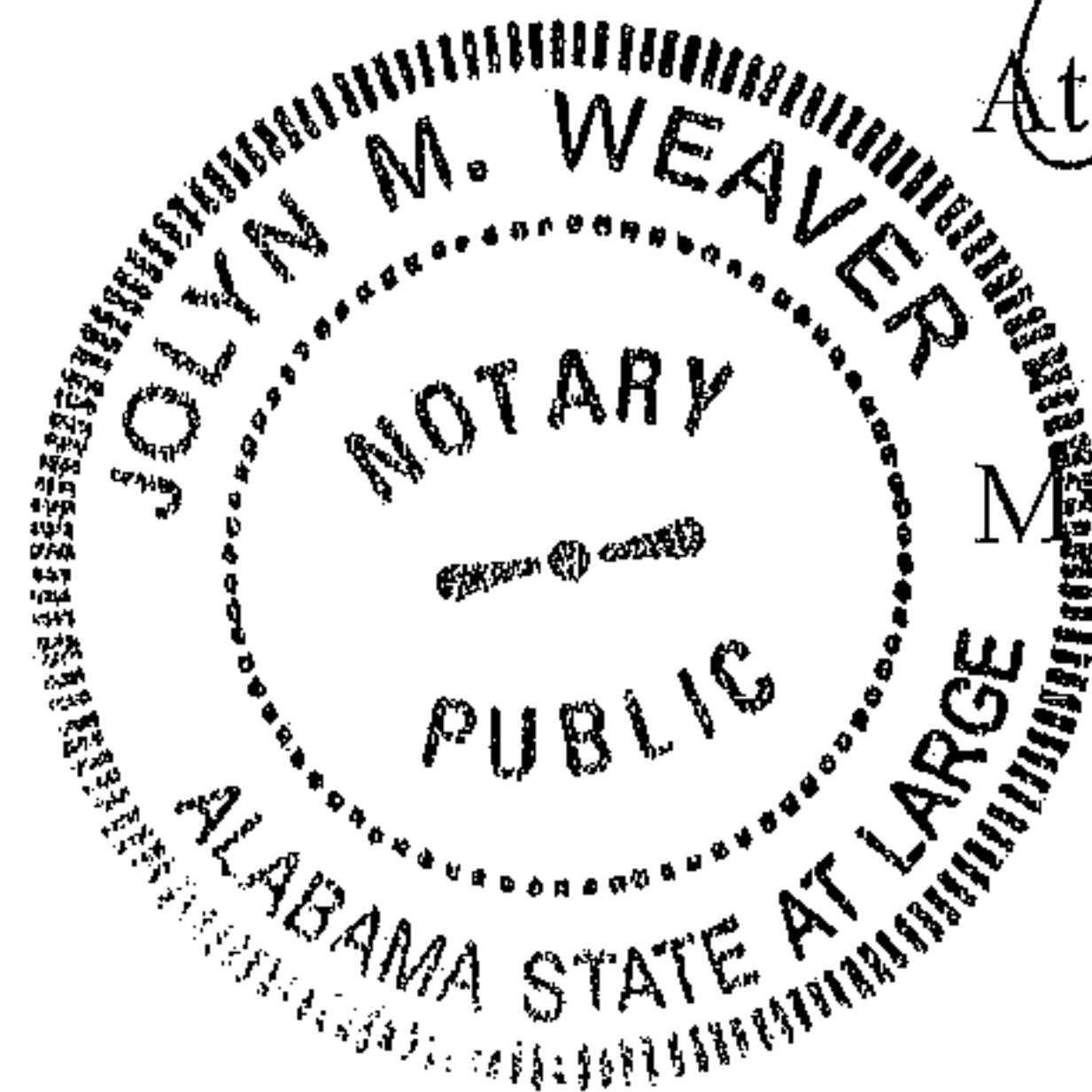
The error in the legal description of the property is a scrivener's error or draftsman's error and does not reflect the intention of the persons or people within the instrument.

Further, affiant sayeth not.


CLAY MADDOX

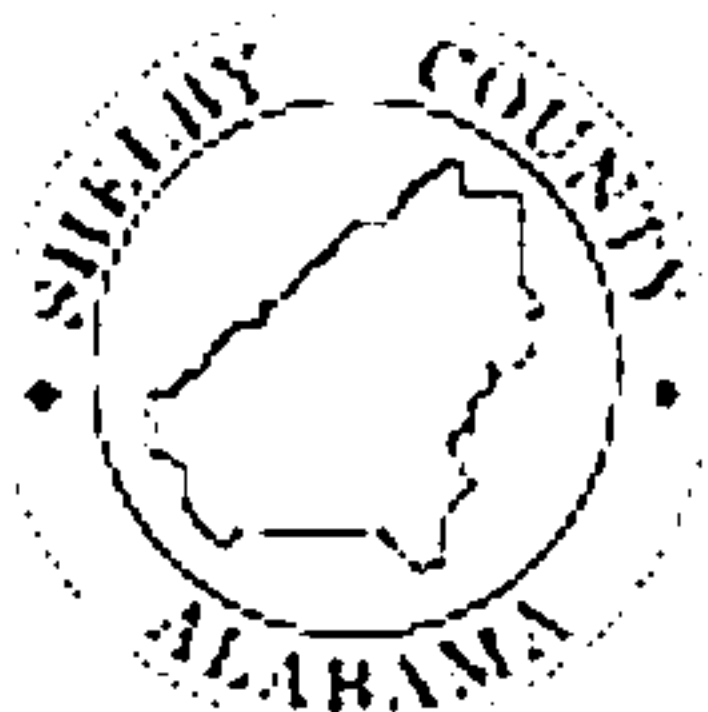
Sworn and subscribed before me on this the 9 day of August, 2022.


Notary Public in and for the State of Alabama
At Large



My Commission Expires: 4-7-25

Prepared by:
J. Clay Maddox, LLC
409 Lay Dam Rd
Clanton, AL 35045



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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