

STATE OF ALABAMA)
COUNTY OF SHELBY)



20220818000325030 1/1 \$23.00
Shelby Cnty Judge of Probate, AL
08/18/2022 03:16:49 PM FILED/CERT

SCRIVENER'S AFFIDAVIT

In re: Property of Lot 8, according to the map and survey of Quail Run, Phase 2, as recorded in Map Book 7, Page 113, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, AL.

Personally appeared before me, the undersigned deponent who being duly sworn, deposes and says on oath the following:

Deponent is an attorney at law, who on August 8th, 2022 closed a transfer of property from Ms. Jeannette T. Coleman, a widow and unmarried person, to Ms. Jeannette T. Coleman, Ms. Susan Athalyn Adams, a married woman, and Mr. Timothy Howard Shaffer, a married man to hold in Tenancy in Common with a Right of Survivorship. Deponent prepared the General Warranty Deed between said parties conveying the above property with an error in the legal description, stating that the property description was:

Lot B, according to the map and survey of Quail Run, Phase 2, as recorded in Map Book 7, Page 113, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, AL. Mineral and mining rights excepted.
Having a Street Address of: 6563 Quail Run Drive, Pelham, AL 35124
Parcel ID# 10 9 29 0 002 051.079

The legal description in the aforesaid was in error in that the correct description of the property is:

Lot 8, according to the map and survey of Quail Run, Phase 2, as recorded in Map Book 7, Page 113, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, AL. Mineral and mining rights excepted.
Having a Street Address of: 6563 Quail Run Drive, Pelham, AL 35124
Parcel ID# 10 9 29 0 002 051.079

This affidavit is given with the understanding that it will be relied upon by title insurance companies, future purchasers and future lenders.

IN WITNESS WHEREOF, the undersigned has hereto set his signature, this 18th day of August, 2022.

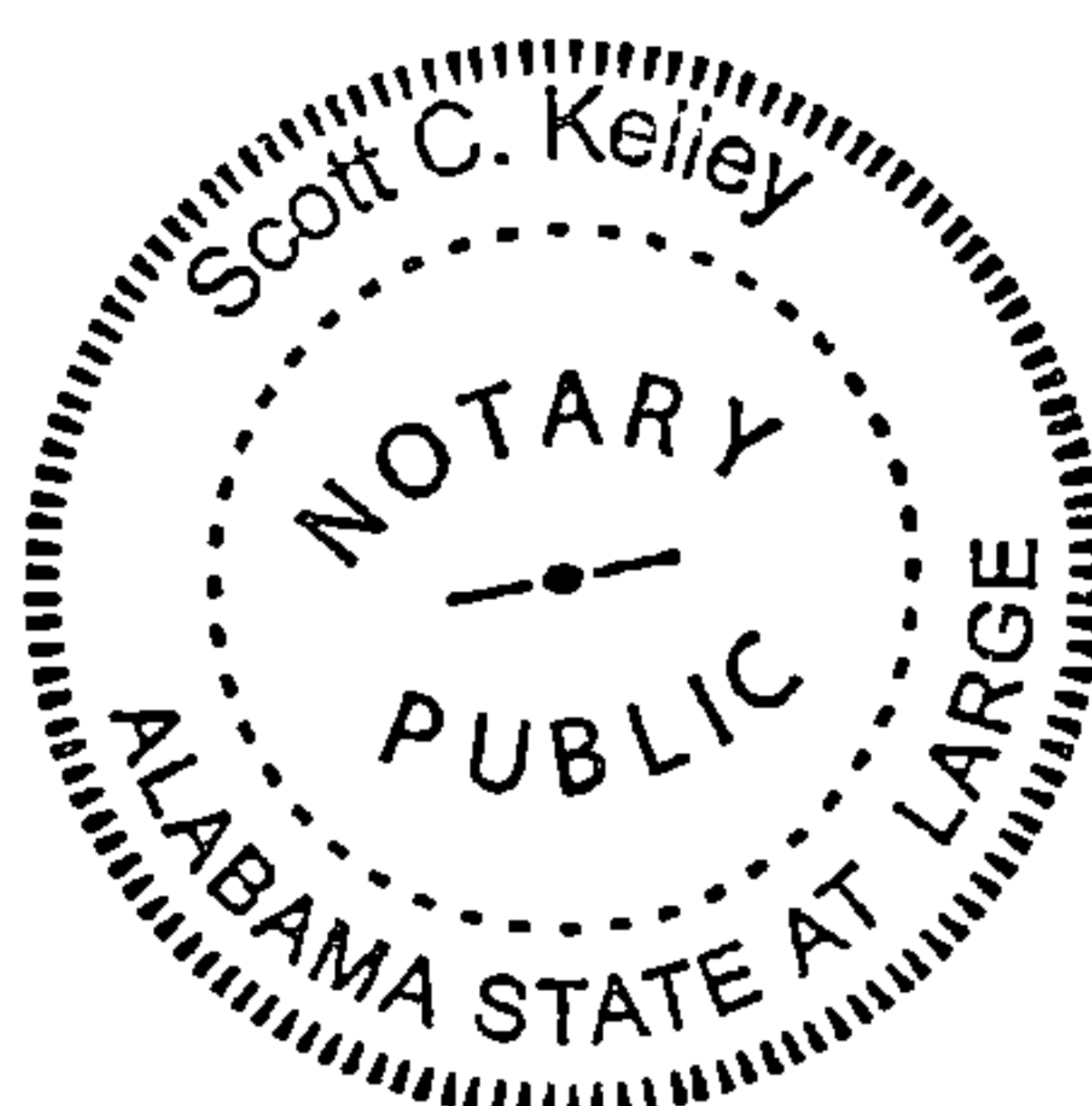


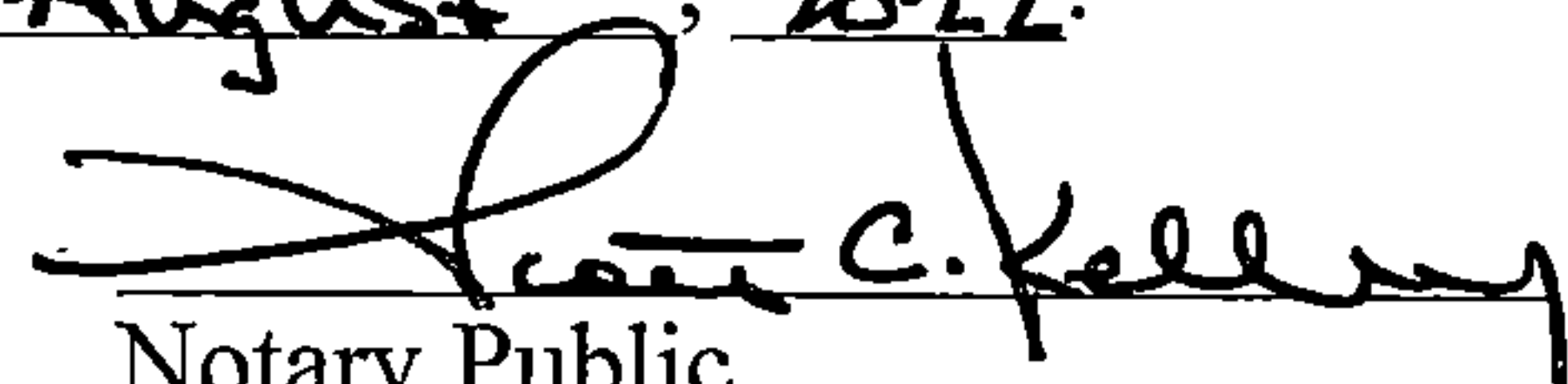
Timothy S. Steele
Attorney at Law

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that **TIMOTHY S. STEELE** is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the contents of this affidavit, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of August, 2022.





Notary Public
My Commission Expires: 12/19/2023