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08/25/2022 10:00:18 AM  
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STATE OF ALABAMA

)

FOR RECORDING PURPOSES, please index  
this document under the following names:

:

COUNTY OF SHELBY

)

City of Chelsea  
TCG Chelsea Acres, LLC

**SCRIVENER'S AFFIDAVIT**

Before me, the undersigned, a notary public in and for the above county and state this day personally appeared Grant H. Howard, and whom after being first duly sworn deposes on oath as follows:

My name is Grant H. Howard, and I am a licensed Alabama attorney in the active practice of law in the State of Alabama. I have personal knowledge of the matters set forth herein.

I prepared that certain Statutory Warranty Deed from the City of Chelsea to TCG Chelsea Acres, LLC dated March 5, 2020, and recorded on March 6, 2020 in the Office of the Judge of Probate of Shelby County, Alabama as Instrument Number 20200306000088810 (the "Deed") conveying that certain real property described therein (the "Property").

After the recording of the Deed, it came to my attention that in the legal description of the Property within the Deed was deficient because it did not contain "degree" symbols for each of the calls in said legal description. In order to fix this technical discrepancy, the legal description of the Property within the Deed is hereby deleted, and the following legal description is hereby inserted in lieu thereof:

**"A parcel of land situated in the West 1/2 of the SW 1/4 of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:**

**BEGIN at a Nail in a 3" post (pine knot) at the SE corner of the NW 1/4 of the SW 1/4 of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama; thence N 00°20'24" W along the east line of said 1/4-1/4 section a distance of 658.42 feet to a 3/4" crimp; thence S 88°30'55" W leaving said 1/4-1/4 line a distance of 450.17 feet to a 1/2" crimp; thence S 28°23'16" W a distance of 213.50 feet to a 1/2" rebar capped EDG; thence S 12°24'54" W a distance of 172.51 feet to a 1/2" rebar capped EDG ; thence S 02°28'40" W a distance of 193.51 feet to a 1/2" rebar capped EDG ; thence S 22°33'16" W a distance of 156.51 feet to a 1/2" rebar capped EDG; thence S 52°14'38" W a distance of 66.30 feet to a 1/2" rebar capped EDG; thence S 16°24'52" W a distance of 91.33 feet to a 1/2" rebar capped EDG ; thence S 21°44'07" E a distance of 119.64 feet to a 1/2" rebar capped EDG ; thence N 89°21'11" E a distance of 333.71 feet to a 1/2" rebar capped EDG ; thence N 16°28'35" E a distance of 359.69 feet to a 1/2" rebar capped EDG ; thence N 77°46'02" E a distance of 121.16 feet to a 1/2" rebar capped EDG; thence S 58°06'03" E a distance of 165.75 feet to the POINT OF BEGINNING."**

Further affiant sayeth not.

This the 24 day of August, 2022.



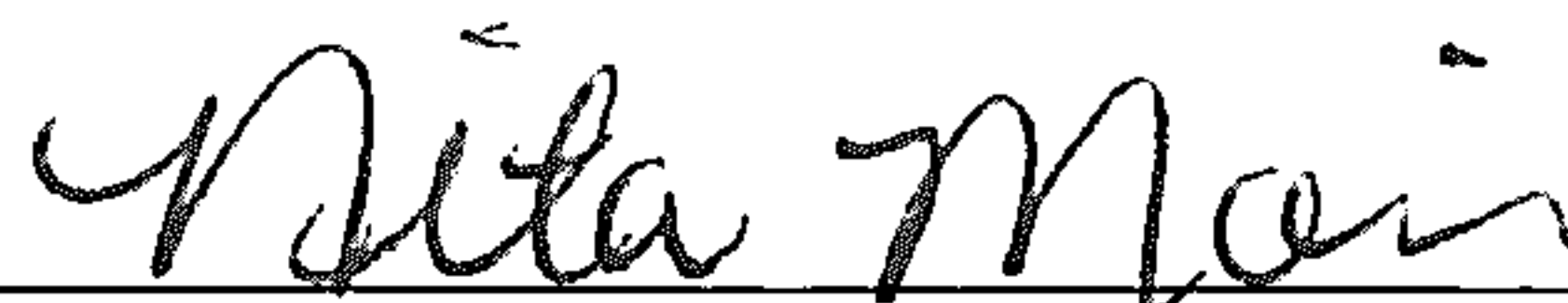
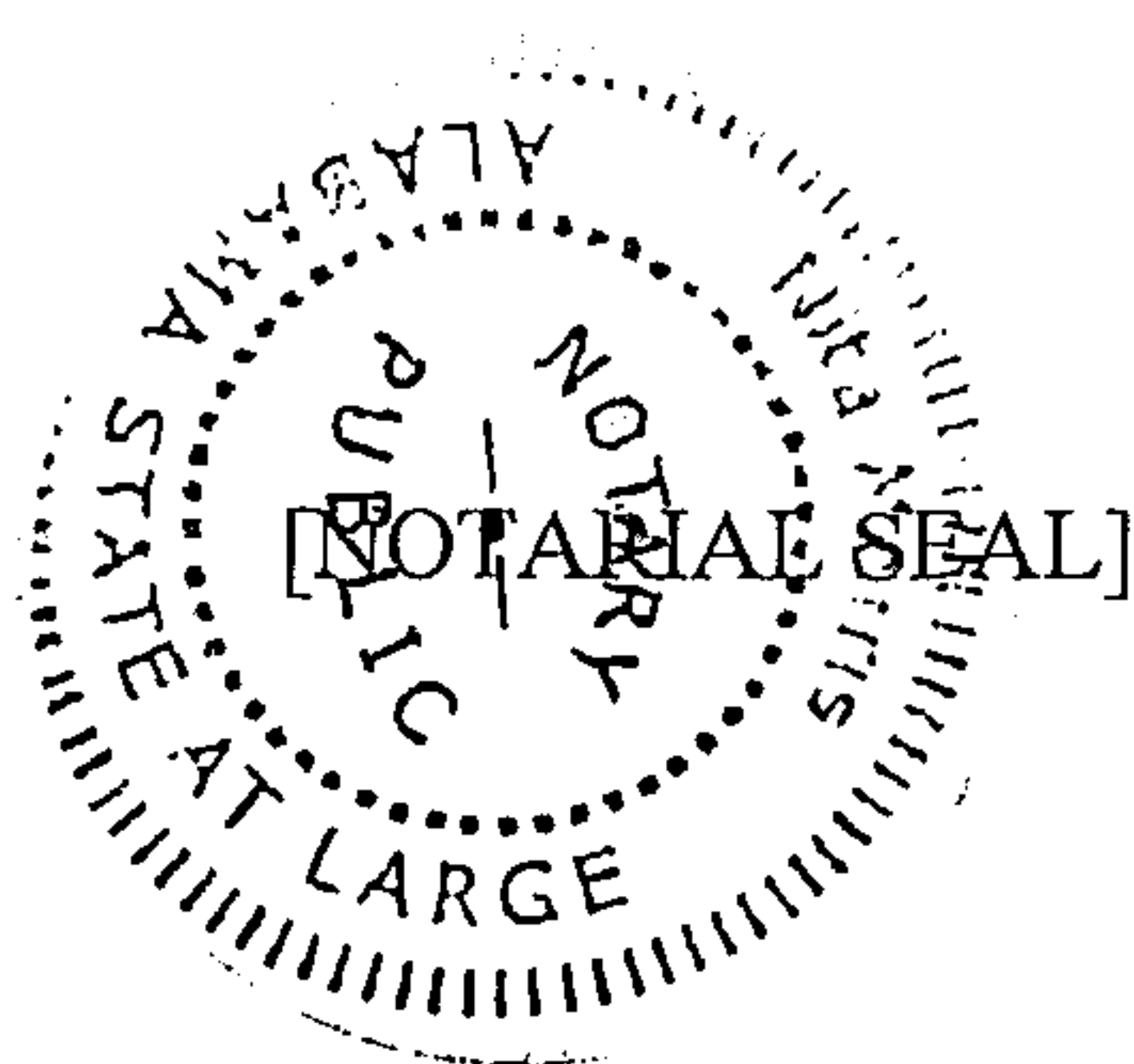
Grant H. Howard

STATE OF ALABAMA )

COUNTY OF Shelby )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Grant H. Howard, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily as of the date hereof.

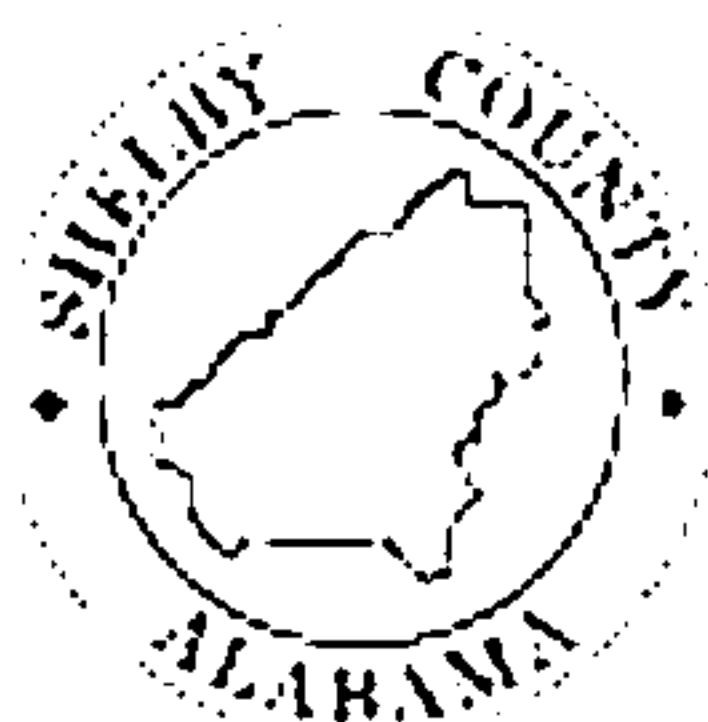
Given under my hand and official seal 24 day of August, 2022.



Notary Public

My commission expires: 05/14/25

Prepared by:  
Nolan Clark, Esq.  
Bradley Arant Boult Cummings LLP  
1819 Fifth Avenue North  
Birmingham, AL 35203



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