

STATE OF ALABAMA)
COUNTY OF SHELBY)

20220921000364100
09/21/2022 11:07:13 AM
AFFID 1/1

AFFIDAVIT EVIDENCING SCRIVENER'S ERROR

Before me, the undersigned, personally appeared Jack R. Thompson, Jr., Esquire, who being duly sworn deposes and says as follows:

My name is Jack R. Thompson, Jr., Esquire and I was the preparer of that certain Warranty Deed recorded in **Instrument # 20220713000276070** by and between David A. Bradshaw and Donna A. Bradshaw, Grantors and Charles Roland Anderson and Alicia Anderson, Grantees; I am also the preparer of the legal description in that certain Mortgage recorded in **Instrument # 20220713000276080** between Charles Roland Anderson and Alicia Anderson, Mortgagors and United Wholesale Mortgage, LLC, mortgagee

The undersigned has reviewed said Warranty Deed and Legal Description and hereby states the following:

Legal Description should read as follows:

A parcel of land situated in the SE 1/4 of Section 3, Township 24 North, Range 13 East in Shelby County, Alabama and being more particularly described as follows:

Commence at the SE corner of Section 3, Township 24 North, Range 13 East; thence run in a northerly direction along the easterly boundary line of said section a distance of 1304.13 feet; thence left 86 degrees 15 minutes 03 seconds a distance of 501.80 feet to the Point of Beginning; thence continue along the last described course a distance of 373.32'; thence right 86 degrees 13 minutes 33 seconds a distance of 203.44' to the southerly right-of-way line of Crestview Road (50 foot ROW); thence right 85 degrees 42 minutes 00 Seconds along said right-of-way line a distance of 170.39 feet; thence right 4 degrees 04 minutes 18 seconds a distance of 201.64 feet; thence right 90 degrees 00 minutes 00 seconds and leaving said right-of-way a distance of 241.59' feet to the Point of Beginning.

This Affidavit is made for the purpose of duly acknowledging the scrivener's error in said Warranty Deeds filed in the Office of the Judge of Probate of Shelby, Alabama

Further Affiant saith not.



Jack R. Thompson, Jr.

Sworn to and subscribed before me this 21 day of Sept, 2022

NOTARY PUBLIC (SEAL)

My Commission Expires 8-28-24

ATB3234



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/21/2022 11:07:13 AM
\$25.00 JOANN
20220921000364100

Alicia S. Byrd

Instrument Prepared by
Jack R. Thompson, Jr. Esq.
416 Yorkshire Drive
Birmingham, AL 35209

