

This instrument was prepared by:
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10/20/2022 11:54:17 AM
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SCRIVENER'S AFFIDAVIT

**STATE OF ALABAMA
SHELBY COUNTY**

I, **David P. Condon**, was the Scrivener of the **Warranty Deed and Mortgage** described as follows:

Warranty Deed from Julia Ann Taylor, Personal Representative of Estate of Jim Dale Lunsford AKA Jimmie Dale Lunsford, Case #PR-2022-000082, Shelby County, Alabama, as Grantor, to Vivian Grubbs, as Grantee, dated April 29, 2022 and recorded on May 26, 2022 in Instrument 20220526000214130 in the Probate Office of Shelby County, Alabama, and

Mortgage from Vivian Grubbs, as Borrower, and Wells Fargo Bank, N.A., as Lender, dated April 29, 2022 and recorded on May 26, 2022 in Instrument 20220526000214140 in the Probate Office of Shelby County, Alabama.

The legal description contained in said documents is more particularly described as follows:

COMMENCE AT THE SW CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN S 89°02'50" E (STATE PLANE WEST BRG) ALONG THE SOUTH LINE OF SAID 1/4-1/4 FOR 695.44' TO A CAP REBAR, AND THE POINT OF BEGINNING; THENCE RUN SW 89°14'02" E, ALONG SAID SOUTH LINE OF SAID 1/4-1/4 FOR 284.36", THENCE RUN N 00°03'32" W FOR 294.79'; THENCE RUN N 89°06'12" W FOR 295.14"; THENCE RUN S 00°12'30" E FOR 295.47' TO THE POINT OF BEGINNING.

The **Warranty Deed and Mortgage** cited an incorrect legal description.

This Scrivener's Affidavit is given to correct said **Warranty Deed and Mortgage** by replacing the original legal descriptions with the following legal description:

Commence at the SW corner of the SE 1/4 of the SW 1/4 of Section 3, Township 22 South, Range 2 West, Shelby County, Alabama; thence run Northerly, along the West line of said 1/4-1/4 for 778.00'; thence run S 89°02'50" E (state plane West Brg) along the South line of said 1/4-1/4 for 695.44' to a cap rebar, and the point of beginning; thence run S 89°14'02" E, along said South line of said 1/4-1/4

for 294.36'; thence run N 00°03'32" W for 294.79'; thence run N 89°06'12" W for 295.14'; thence run S 00°12'30" E for 295.47' to the Point of Beginning.

Also that certain easement as described in easement recorded in Instrument #1995-08273:

Commence at the Southwest corner of the SE 1/4 of the SW 1/4 of Section 3, Township 22 South, Range 2 West, Shelby county, Alabama and run thence Northerly along the West line of said quarter-quarter section a distance of 778.0 feet to a point; thence turn 91 degrees 00 minutes 00 seconds right and run Easterly a distance of 334.95 feet to a point on the Easterly margin of Shelby County Road No. 304 and the point of beginning of the easement begin described; thence continue along last described course a distance of 360.05 feet to a point marking the Southwest corner of the Lunsford 2.0 acre parcel; thence turn 91 degrees 00 minutes 00 seconds left and run Northerly along the West line of the said Lunsford property a distance of 30.01 feet to a point; thence turn 89 degrees 00 minutes 00 seconds left and run Westerly a distance of 360.02 feet to a point on the same said Easterly margin of said Shelby County Road No. 304; thence turn 88 degrees 59 minutes 20 seconds left and run along said margin said road 30.02 feet to the Point of Beginning, said easement begin 30 feet wide.



David P. Condon

STATE OF ALABAMA
JEFFERSON COUNTY

This is to certify that **David P. Condon**, whose name is signed to the foregoing and who is known to me, did sign same on the date the same bears date, and declares it to be true and correct to the best of **his** information, knowledge and belief.

Sworn to and subscribed before me this the **18th** day of **October, 2022**.



Notary Public: **Gilmer T. Simmons**
My Commission expires: **12/20/2025**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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Allen S. Beigel