

STATE OF ALABAMA)
SHELBY COUNTY)

SCRIVENER'S AFFIDAVIT

Before me, the undersigned Notary Public, personally appeared John A. Gant, who being duly sworn deposes and says as follows:

My name is John A. Gant and I am a licensed and practicing attorney in Birmingham, Alabama. On 8/19/2021, I closed a refinance from Tommy Ray Duncan AKA Tommy R Duncan and Kim West Duncan AKA Kim W. Duncan, Husband and Wife to Synovus Bank. The property is located at 1112 Cahaba River Estates, Hoover, AL 35244.

The Mortgage from Tommy Duncan AKA Tommy R Duncan and Kim West Duncan AKA Kim W. Duncan, Husband and Wife to Synovus Bank was recorded on 8/24/2021 in Instrument 20210824000411440 in the Probate Office of Shelby County, Alabama.

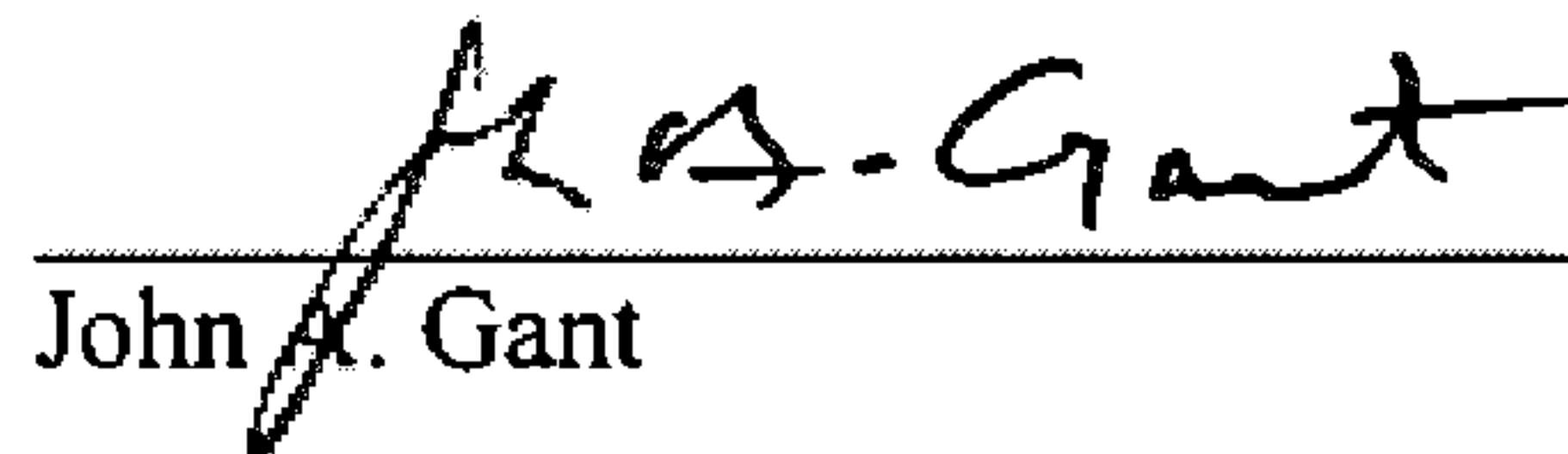
It has been brought to my attention that the legal description contained in said instrument is not sufficient as is. It was listed as:

See attached Exhibit "A"

This affidavit is given to correctly state the legal description that should in fact be in each of the documents cited above. The true and correct legal description is:

See attached Exhibit "B"

Further, Affiant sayeth not.


John A. Gant

Sworn to and subscribed before me this 3rd day of November, 2022.




Notary Public - Ashley M. Nix Fucich
My Commission Expires:

EXHIBIT “A”

Lot 18-C, according to the Resurvey of Lot 18 and a Part of Lot 18-A of Cahaba River Estates, as recorded in Map Book 44, page 132, in the Probate Office of Shelby County, Alabama.

Together with that certain ingress and egress easement as set out in Agreement to grant Ingress and Egress Easement as recorded in Instrument 20150327000096290, in the Probate Office of Shelby County, Alabama.

EXHIBIT "B"

Lot 18-C, according to the Resurvey of Lot 18 and a Part of Lot 18-A of Cahaba River Estates, as recorded in Map Book 44, page 132, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPTING any portion of said lot lying within Lot 18-A, Cahaba River Estates, as recorded in Map Book 3, page 11 in the Probate Office of Shelby County, Alabama.

Together with that certain ingress and egress easement as set out in Agreement to grant Ingress and Egress Easement as recorded in Instrument 20150327000096290, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/03/2022 11:19:17 AM
\$31.00 JOANN
20221103000412120

Allen S. Bayl