

Clerk: please record and return to:
R. Timothy Estes, Esq.
2188 Parkway Lake Drive, Ste. 101
Hoover, AL. 35244

REF: GF# 422-225000207

STATE OF ALABAMA)
COUNTY OF SHELBY)

Indexing References:
Instrument Number 20221102000410850
Instrument Number 20221102000410860
**Current Owner: Magin Axel Montoya
Alcantara and Cruz R. Jaimes-Velazquez**

SCRIVENER’S AFFIDAVIT

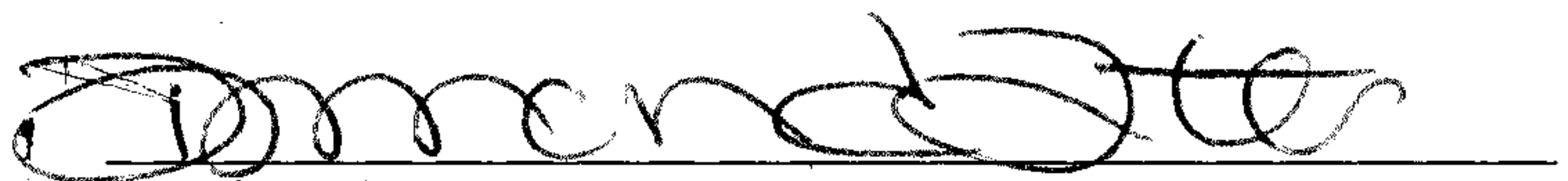
Personally appeared before me the undersigned Deponent, R. Timothy Estes, as the closing attorney, and who, being duly sworn, deposes and states under oath as follows:

1. That Affiant has personal knowledge of the matters stated herein and gives this Affidavit based upon such personal knowledge.
2. That on or about October 31, 2022, as the closing attorney, I conducted a real estate closing by which Magin Axel Montoya Alcantara and Cruz R. Jaimes-Velazquez (hereinafter referred to as “Purchasers) purchased the property located at 260 Koslin Loop, Calera, Alabama 35040 (hereinafter referred to as the “Property”), from D.R. Horton, Inc., - Birmingham (hereinafter referred to as “Seller”). In order to convey title to said Purchasers, Seller executed a Statutory Warranty Deed. Said Statutory Warranty Deed was recorded on November 02, 2022, in the Office of the Judge of Probate for Shelby County, Alabama as Instrument Number 20221102000410850 (the “Statutory Warranty Deed”).
3. That simultaneous with said purchase of the Property, Purchasers executed a Mortgage in the amount of \$278,010.00, encumbering said property. Said Mortgage was recorded on November 02, 2022, in the Office of the Judge of Probate for Shelby County, Alabama as Instrument Number 20221102000410860 (the “Mortgage”);
4. That the Statutory Warranty Deed and the Mortgage both contain an error within the legal description in that the incorrect Page Number was referenced;
5. That the correct legal description is as follows:

LOT 116, ACCORDING TO THE AMENDED FINAL PLAT OF KOSLIN FARMS PHASE I, AS RECORDED IN MAP BOOK 56, **PAGE 88**, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

6. That Affiant's attention has been directed to the fact that the within affidavit is to be presented for recording and shall constitute notice of the facts recited herein and may be relied upon by purchasers, lenders, lessees, title insurance companies, and any others who might acquire rights in or insure title to the property in question.

IN WITNESS WHEREOF, I have set my hand and seal this the 8th day of November, 2022.



R. Timothy Estes, as AFFIANT
2188 Parkway Lake Drive, Suite 101
Hoover, AL 35244

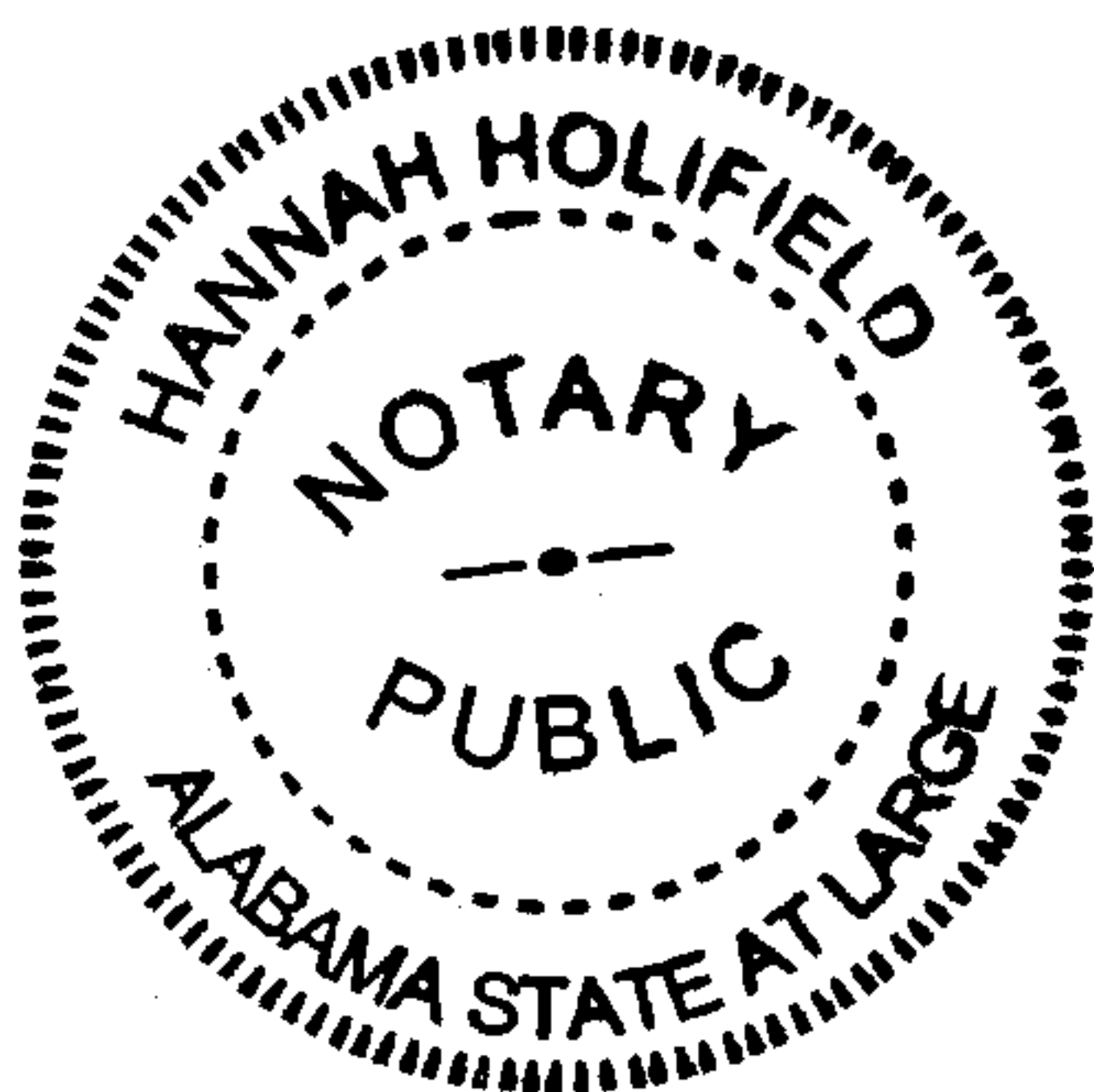
STATE OF ALABAMA)


ss.

COUNTY OF SHELBY)

I, the undersigned notary public in and for said county in and for said state, hereby certify that **R. TIMOTHY ESTES**, 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 the foregoing instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 8th day of November, 2022.




Notary Public
My Commission Expires: 09/20/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/08/2022 01:46:08 PM
\$27.00 JOANN
20221108000417640

