

THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON  
ATTORNEY AT LAW, INC.  
P.O. BOX 822  
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA  
SHELBY COUNTY

SCRIVENER’S AFFIDAVIT

Before me, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Mike T. Atchison, who after being by me first duly sworn, deposes and says on oath as follows:

My name is Mike T. Atchison, and I am a practicing attorney in Shelby County, Alabama, and I am familiar with the following facts:

I was the preparer of that certain Warranty Deed from Johnny Beard, a married man, Sandy Byrd, a married woman, Shawn Payne, a married man, Lisandra Miller, a single woman, and David Byrd, a married man, to Walker Family Holdings, LTD, dated July 6, 2022, and recorded in Instrument #20220708000271220.

It has been brought to my attention that there is a mistake in the legal description contained in said deed. The legal description should read as follows:


Part of the N 1/2 of the NE 1/4 of the SE 1/4 of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows; from the Southeast corner of said NE 1/4 of the SE 1/4 of Section 14, run in a Northerly direction along the East line of said 1/4-1/4 section for a distance of 671.84 feet; thence turn an angle to the left of 87 degrees 15 minutes 07 seconds and run in a Westerly direction for a distance of 1054.06 feet to the Point of Beginning; thence continue along last mentioned course for a distance of 265.27 feet, more or less, to the Southwest corner of said N 1/2 of the NE 1/4 of the SE 1/4 of Section 14; thence run in a Northerly direction or a distance of 557.28 feet, more or less, to a point on the Southwest Right-of-Way line of Shelby County Highway No. 26; thence turn an angle to the right of 122 degrees 26 minutes and run in a Southeasterly direction along said Right-of-Way line for a distance of 314.20 feet; thence turn an angle to the right of 57 degrees 34 minutes and run in a Southerly direction for a distance of 401.64 feet, more or less, to a Point of Beginning.

This affidavit is given to correct the legal description in the above said deed.

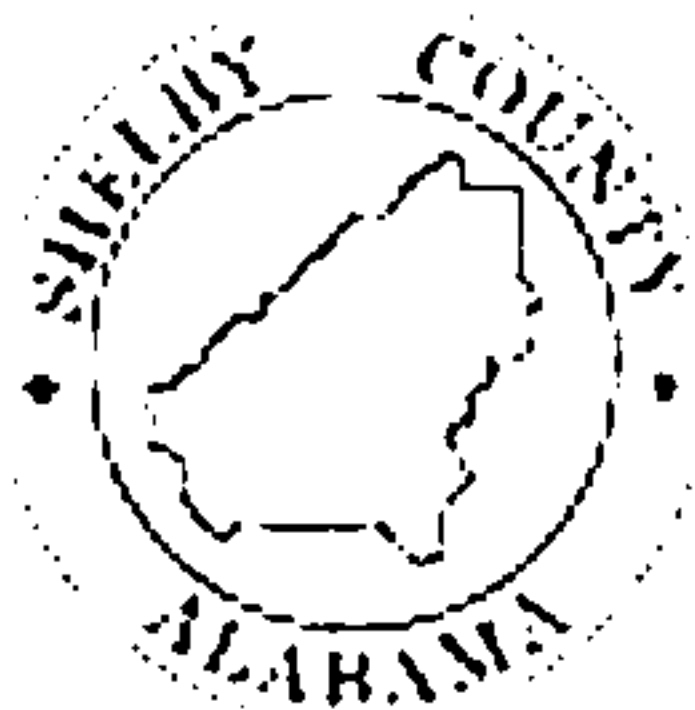
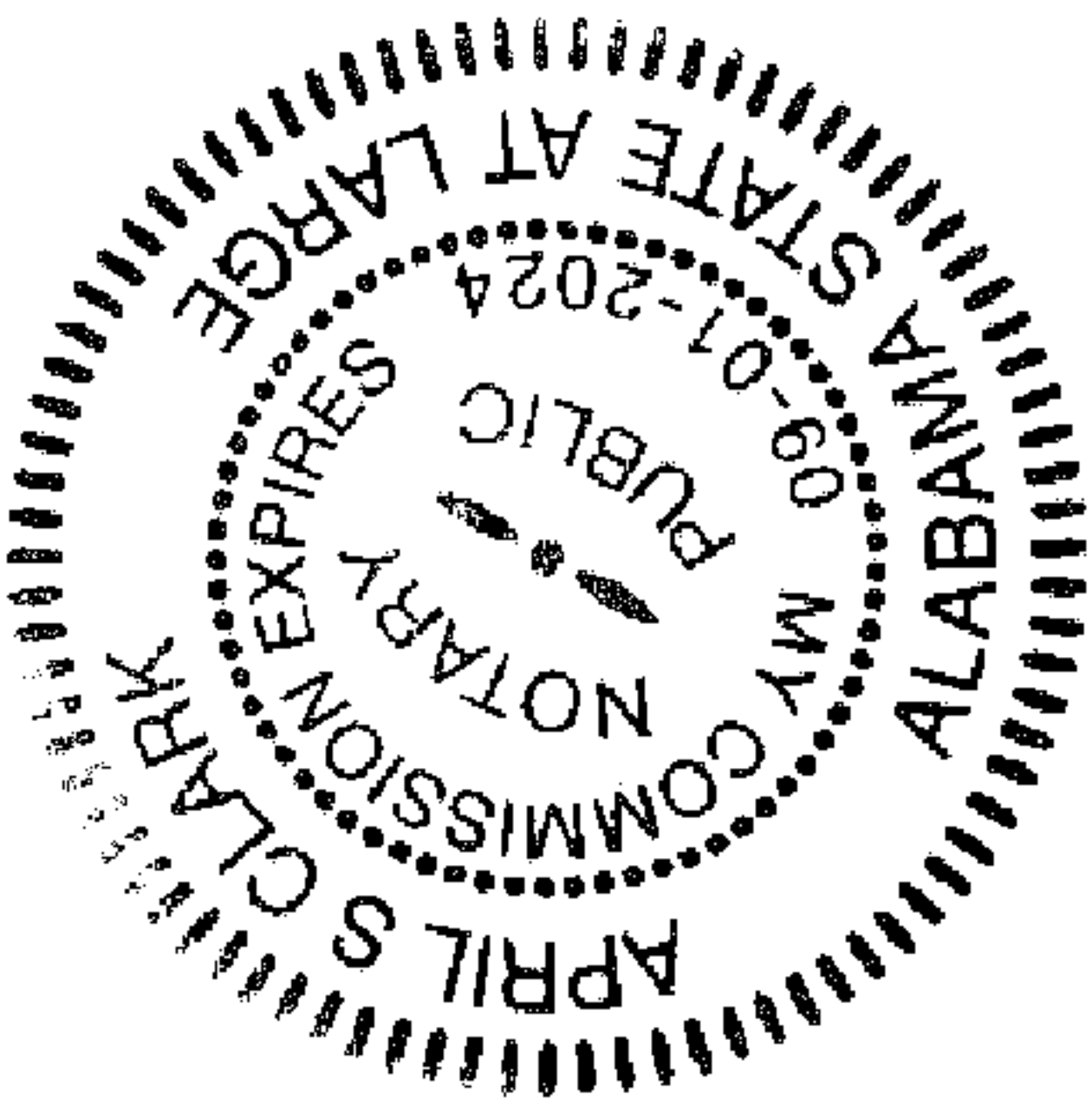
Further the affiant saith not.

  
Mike T. Atchison – Affiant

Sworn to and subscribed to before me  
This 9<sup>th</sup> day of November, 2022.

  
Notary Public

My commission expires: 9-1-2024  
~~10-16-08~~



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/09/2022 09:05:27 AM  
\$26.00 PAYGE  
20221109000418210

