When Recorded Mail to:

OS NATIONAL
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30097

Prepared By:

LYNN BYRD, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

AFFIDAVIT OF SCRIVENER ERROR

STATE OF ALABAMA)
)ss
COUNTY OF MONROE)

BEFORE ME the undersigned notary public, on this day personally appeared Lynn Bennett Byrd, the affiant, an attorney at law licensed to practice law in the State of Alabama, who after being duly sworn in, deposes and states the following by her own free will and based on her personal knowledge:

"That on or about March 4, 2022, a Warranty Deed was prepared by the undersigned attorney at the instruction of OS NATIONAL. Said Warranty Deed was then executed by Christopher Allen Hunter and Nichole Hunter, Husband and Wife, as Joint Tenants with Right of Survivorship to OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY which deed was recorded on March 10, 2022, as Doc. No. 20220310000099860, in the office of the Judge of Probate for Shelby County, Alabama. It has been reported to the undersigned attorney that the land description in said Deed contains an insufficient legal description and it is due to be corrected by the filing of this Scrivener's Affidavit which contains the correct description of the property.

The insufficient legal description in the recorded deed is:

20221122000431200 11/22/2022 03:23:37 PM AFFID 2/2 LOT 38, ACCORDING TO THE SURVEY OF WOODVALE AS RECORDED IN MAP BOOK 12, PAGES 21 AND 22 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The correct legal description needs to read:

LOT 58, ACCORDING TO THE SURVEY OF WOODVALE AS RECORDED IN MAP BOOK 12, PAGES 21 AND 22 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

FURTHER, affiant says not.

Dated: 1/10/27/

LYNN BENNETT BYRD

STATE OF ALABAMA
COUNTY OF MONKOE

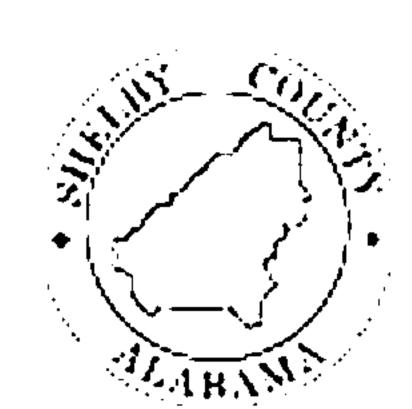
SS.

I, Sherie (Mise), a Notary Public, in and for said County and State, hereby certify that LYNN BENNETT BYRD, whose name(s) is/are signed to the foregoing affidavit and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this 10TH day of NOVEMBER 20_22

Notary Public

My Commission expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/22/2022 03:23:37 PM
\$26.00 BRITTANI

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