

**SCRIVENER'S AFFIDAVIT**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Before me, the undersigned, a Notary Public in and for said State and County personally appeared B. Christopher Battles, who, being by me first duly sworn, deposes and says as follows:

My name is B. Christopher Battles. On or about, May 18, 2022, my office prepared a Warranty Deed from **Matthew B. Bonham and Natalie N. Bonham, husband and wife to Hung Nguyen**, and filed for record in Instrument #20220518000203490 in the Probate Office of Shelby County, Alabama on May 18, 2022. My office was also responsible for attaching for the legal description (Exhibit "A") to the mortgage from **Hung Nguyen to Regions Bank d/b/a Regions Mortgage**, as recorded in Instrument #20220518000203500 in the Probate Office of Shelby County, Alabama on May 18, 2022. An error was made in the legal descriptions of said documents which read as follows:

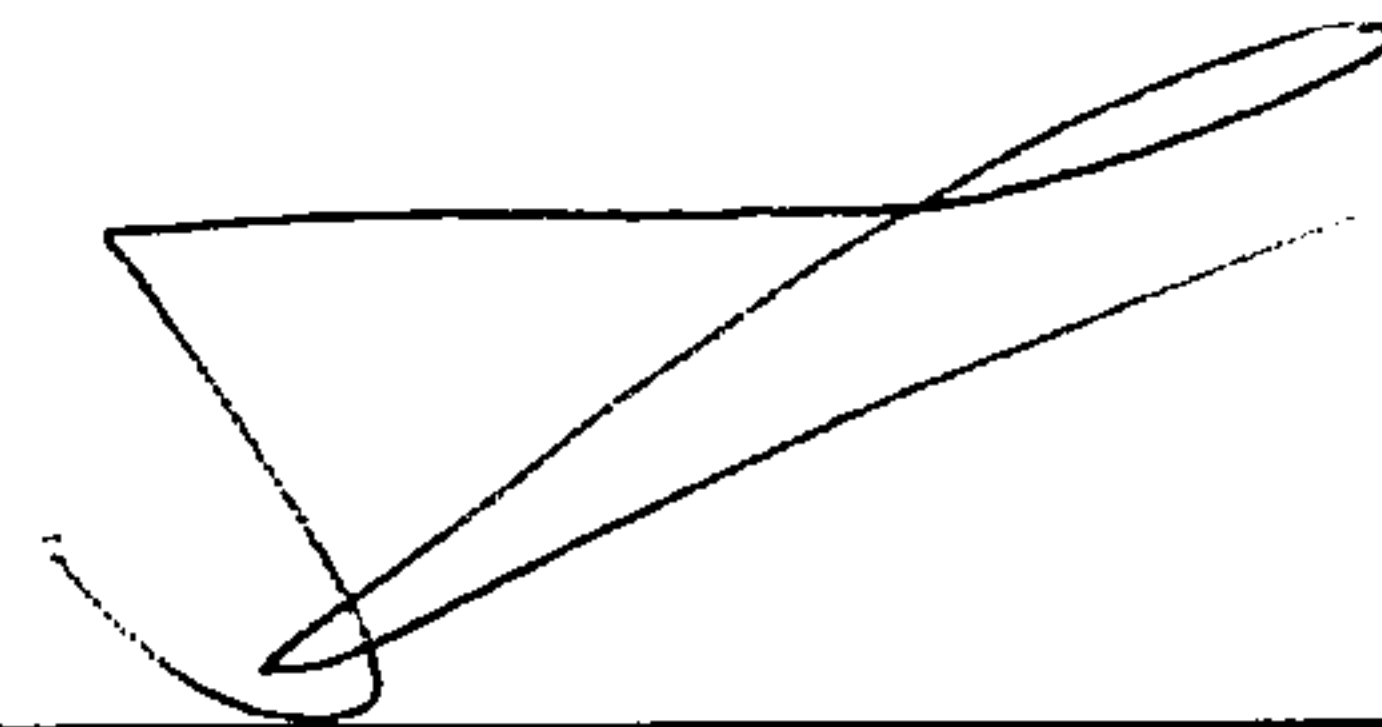
**Lot 442, according to the Survey of Lake Wilborn Phase 2C, as recorded in Map Book 49, Page 68, in the Probate Office of Shelby County, Alabama.**

Whereas, the legal description on said **Warranty Deed** and Exhibit "A" of said **Mortgage** should read as follows:

**Lot 442, according to the Survey of Lake Wilborn Phase 2C, as recorded in Map Book 49, Page 82, in the Probate Office of Shelby County, Alabama.**

This affidavit is given for the purpose of correcting the error in said Warranty Deed and Mortgage and confirming said error was a typographical error.

Further affiant sayeth not.

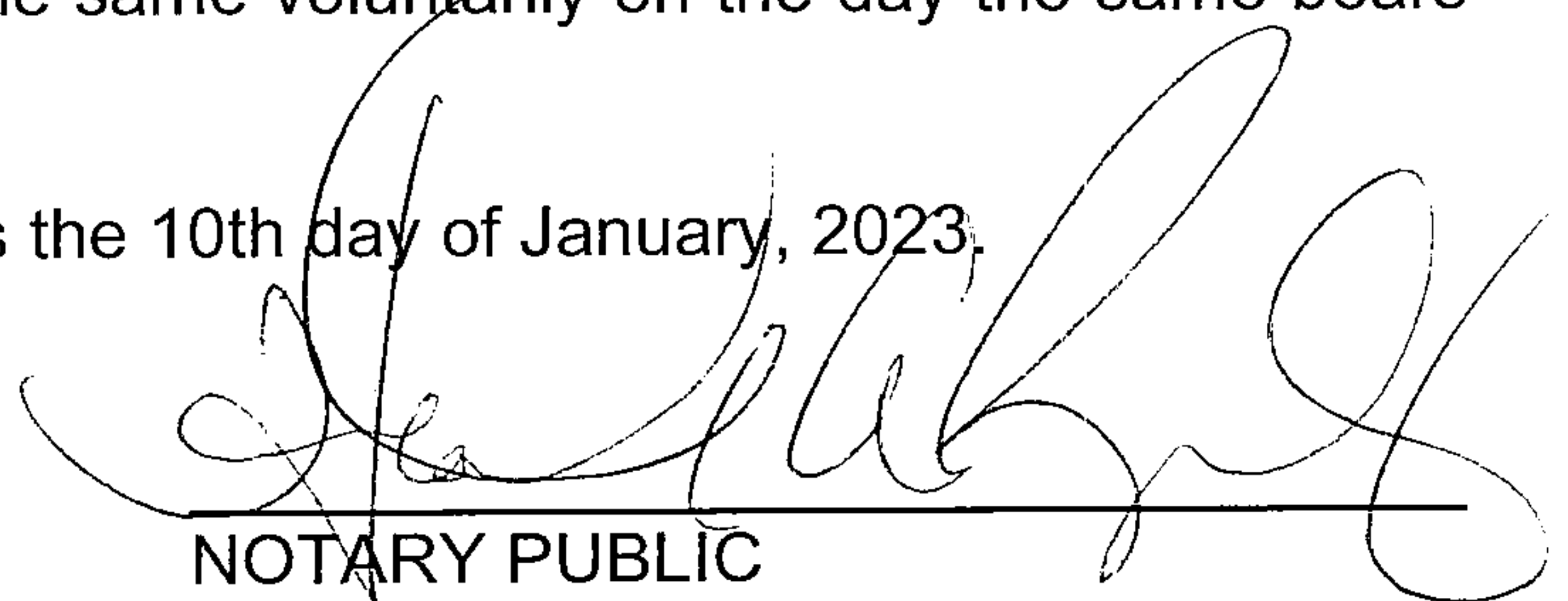


**B. Christopher Battles**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **B. Christopher Battles** whose name is signed to the foregoing document, and who is known to me acknowledged before me on this date, that being informed of the contents of this document he executed the same voluntarily on the day the same bears date.

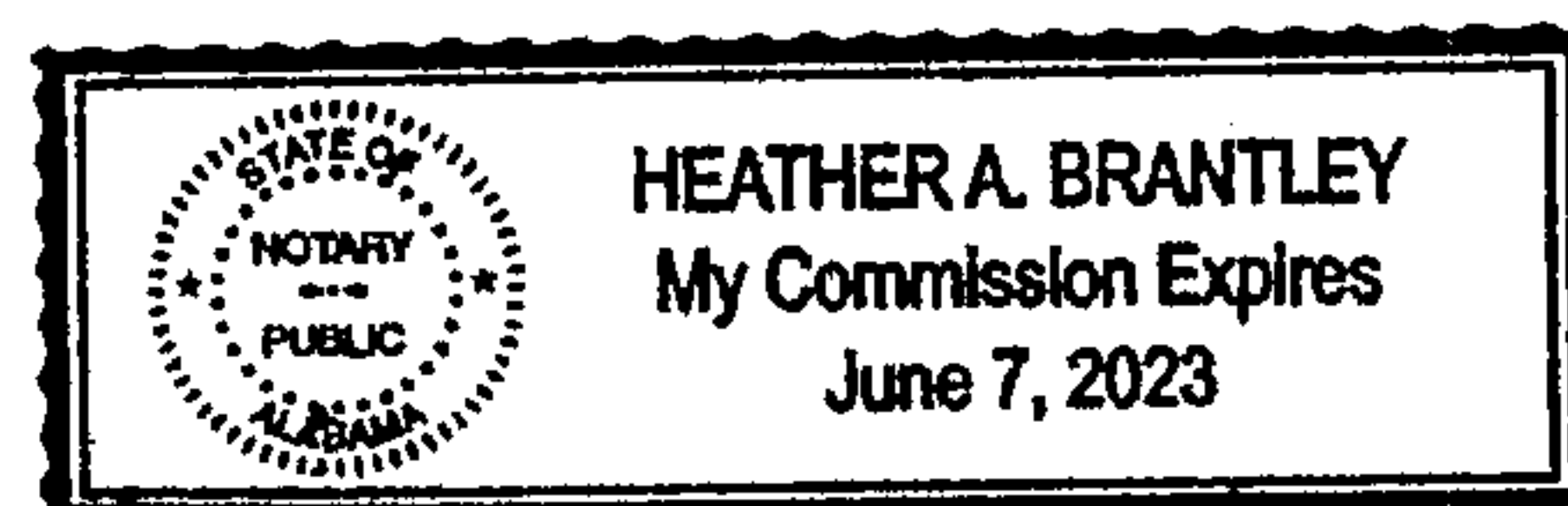
Given under my hand and seal this the 10th day of January, 2023.



**NOTARY PUBLIC**

My Commission Expires: 06/07/23

PREPARED BY:  
B. Christopher Battles  
3150 Highway 52, West  
Pelham, AL 35124



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/10/2023 01:31:05 PM  
\$26.00 PAYGE  
20230110000008330

*Heather A. Brantley*