

STATE OF ALABAMA  
COUNTY OF SHELBY

20230123000018990  
01/23/2023 03:58:28 PM  
AFFID 1/1

**SCRIVENER'S AFFIDAVIT**

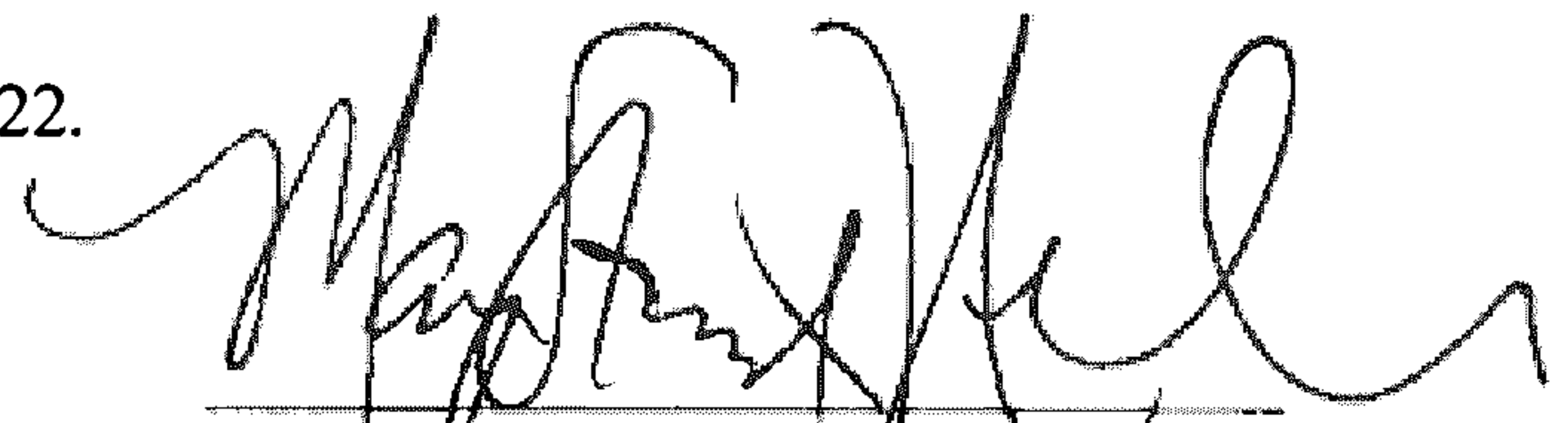
Before me, the undersigned authority, a Notary Public for stated County in the State of Alabama, personally appeared MARY STEWART NELSON, ESQ. who being by me first duly sworn, deposes and says:

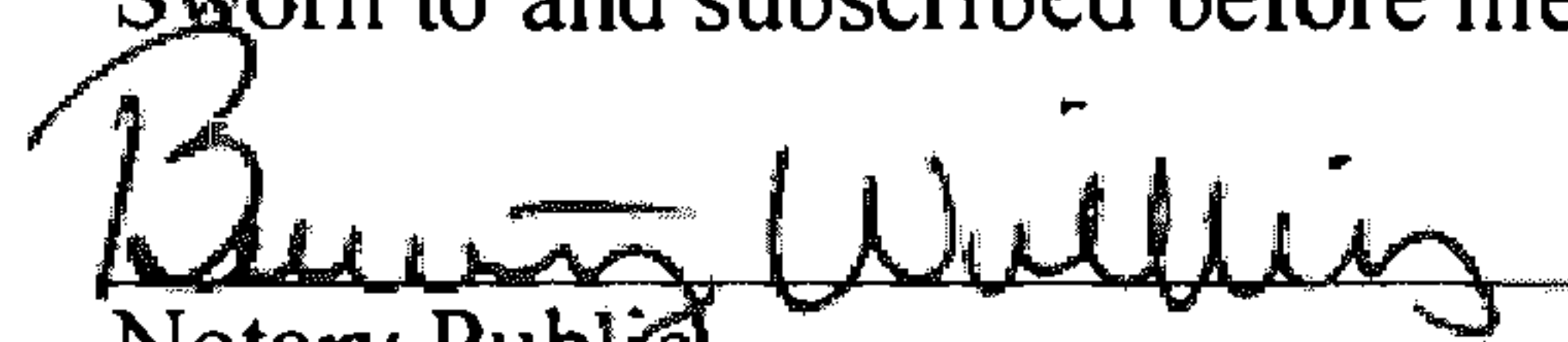
My name is Mary Stewart Nelson, Esq. I am an attorney at law and am licensed to practice law in the State of Alabama. I am over the age of 19 years and am competent to give this testimony.

I was the scrivener of the Warranty Deed recorded as Instrument 20221007000383120 which vests title of the subject real property in Matthew Dunn and Brianna Noriega. The Mortgage recorded simultaneously therewith at Instrument 20221007000383130 is from Brianna Noriega and Matthew G. Dunn. Be it known that Matthew Dunn and Matthew G. Dunn are one and the same person.

The omission of the language that Matthew Dunn and Matthew G. Dunn are one and the same person from these two Instruments was a scrivener's errors or draftsman's errors and does not reflect the intention of the persons who signed the instrument.

DONE this 29th day of December, 2022.

  
Mary Stewart Nelson, Esq.

Sworn to and subscribed before me on this the 3<sup>rd</sup> day of January, 2023  
  
Notary Public  
My commission expires: 8-26-24

BRANTLEY WILLIAMS  
Notary Public, Alabama State At Large  
My Commission Expires Aug. 26, 2024

Instrument Prepared By:  
Mary Stewart Nelson, Esq.  
FISH NELSON & HOLDEN, LLC  
400 Century Park South #224  
Birmingham, AL 35226



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/23/2023 03:58:28 PM  
\$24.00 BRITTANI  
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*Allen S. Boyd*