

THIS INSTRUMENT PREPARED BY:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

STATE OF ALABAMA
COUNTY OF SHELBY

SCRIVENER'S AFFIDAVIT

THIS SCRIVENER'S AFFIDAVIT IS MADE TO CORRECT A LEGAL ERROR ON THAT CERTAIN DEED RECORDED ON NOVEMBER 1ST, 2022, IN INSTRUMENT NO. 20221101000409740 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Before me, the undersigned, a Notary Public for the State of Alabama, At Large, this day personally appeared Jul Ann McLeod who is known to me, and having been duly sworn, states as follows:

"I am a practicing attorney in Shelby, Alabama. On November 1st, 2022, my office prepared a Warranty Deed from Laura Kunze, Personal Representative of the Estate of Dorothy Wendall Nall, deceased, Shelby County Probate Case No. PR-2022-000889, to Steven P. Simmons and Faith B. Simmons, dated October 31st, 2022, and recorded November 1st, 2022 in Instrument No. 20221101000409740.

The legal Building number should have read as the below:

Unit 183, **Building 45**, in Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20070420000184480, in the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Condominium of Edenton as recorded in 20070508000215560, Second Amendment to the Declaration of Condominium of Edenton as recorded in 20070522000237580, Third Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070606000263790, Fourth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070626000297920, 5th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070817000390000 and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded as the Condominium Plat of Edenton a Condominium, in Map Book 38, page 77, and 1st Amended Condominium Plat of Edenton, a condominium as recorded in Map 39, Page 4, and any future amendments thereto, Articles of Incorporation of Edenton Residential Owners Association, Inc. as recorded in Instrument 20070425000639250 in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Residential Owners Association Inc. are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D". Together with rights in and to that certain Non-Exclusive Roadway Easement as set out in Instrument 20051024000550530 in the Office of the Judge of Probate of Shelby County, Alabama

This affidavit is correct the language and resolving any ambiguity contained in the above-referenced document. This correction shall not affect the validity of said Warranty Deed."

Further the Affiant sayeth naught.

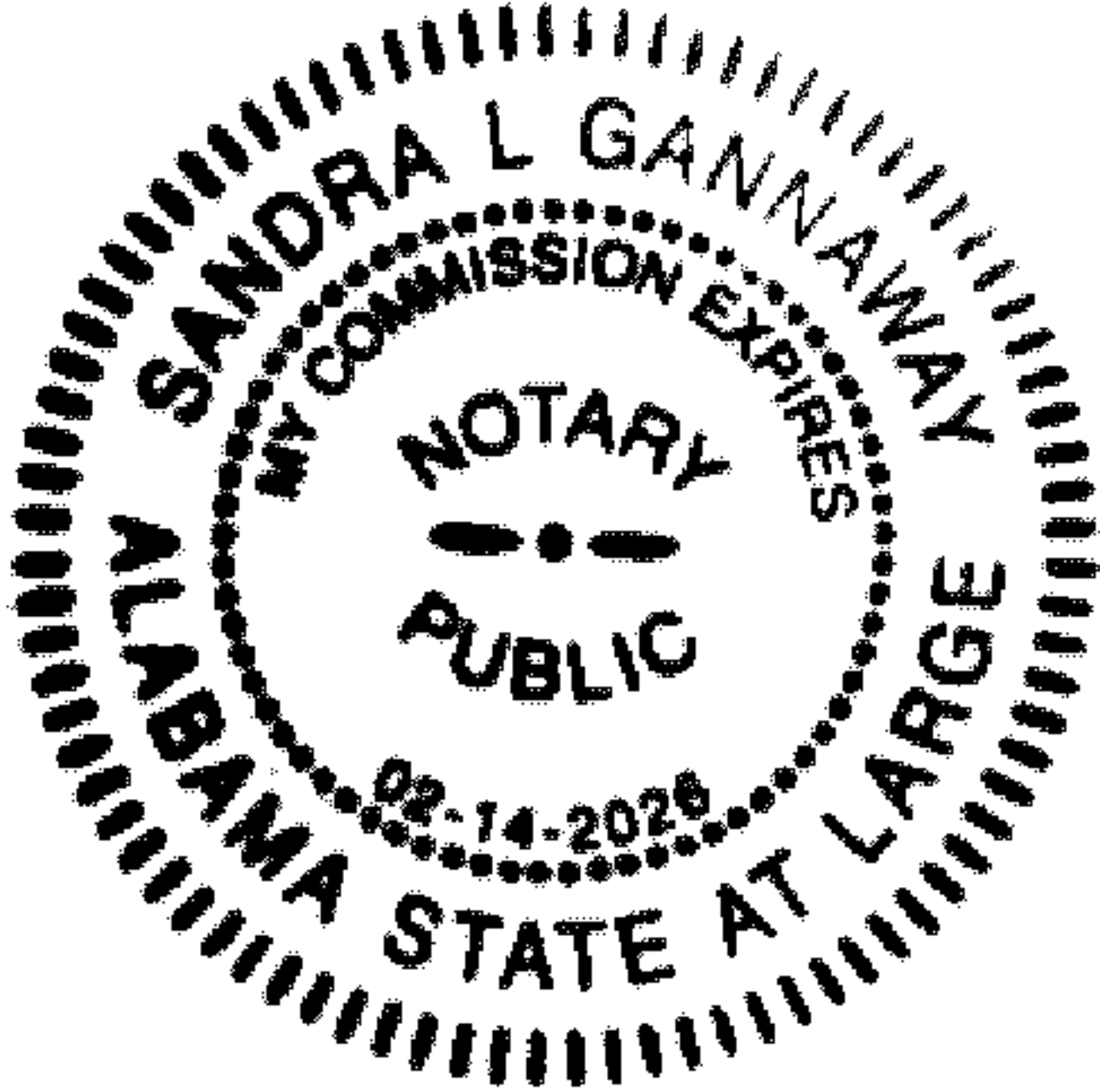
Jul Ann McLeod

STATE OF ALABAMA
COUNTY OF *Jefferson*

Subscribed and sworn to before me this 19 day of DECEMBER, 2022, 2022.

Sandra L Gannaway
Notary Public –
My Commission Expires:

[Notarial Seal]



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
02/14/2023 12:29:59 PM
\$24.00 BRITTANI
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Allie S. Bayl