

SCRIVENERS AFFIDAVIT

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03/02/2023 03:57:26 PM  
AFFID 1/1

STATE OF ALABAMA  
COUNTY OF SHELBY

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND IN SAID STATE, HEREBY CERTIFY THAT BEFORE ME PERSONALLY APPEARED DAVID S. SNODDY, WHO IS KNOWN TO ME, AND WHO BEING BY ME FIRST DULY SWORN DOES ON HIS OATH DEPOSE AND SAY AS FOLLOWS:

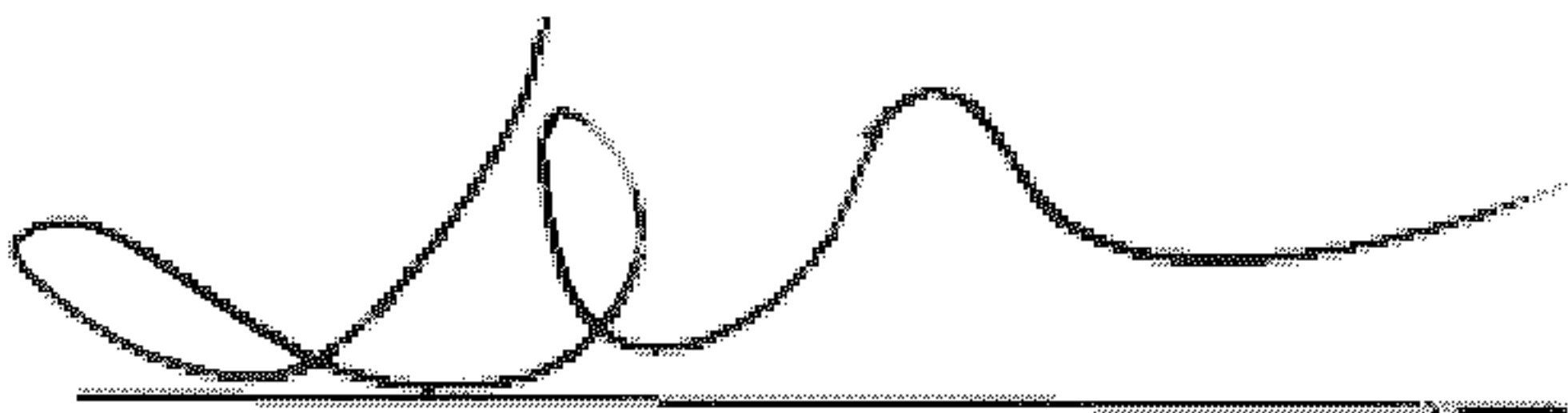
MY NAME IS DAVID S. SNODDY AND I AM A PRACTICING ATTORNEY IN THE CITY OF BIRMINGHAM, JEFFERSON COUNTY, ALABAMA. ON FEBRUARY 28, 2023, WHILE A MEMBER OF THE LAW FIRM OF THE SNODDY LAW FIRM, LLC, I, DID PREPARE THAT CERTAIN DEED FROM MONICA HARDMAN, AN UNMARRIED INDIVIDUAL TO REBECCA CARSON AND RYAN CARSON, AND FILED OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA IN INSTRUMENT NO: 20230301000055300, ON MARCH 1, 2023, ON THE FOLLOWING DESCRIBED PROPERTY:

Lot 26 and part of Lot 25, Meadowridge as recorded in Map Book 11, Page 40, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of said Lot 25, said point being the common corner between Lot 25 and 26; thence run in a Southeasterly direction along the North line of said Lot 25 and also the South line of said Lot 26 for a distance of 223.81 feet to the Northeast corner of said Lot 25; thence turn an angle to the right of 98 degrees 16 minutes 43 seconds and run in a Southwesterly direction along the Southeast line of said Lot 25 and also along the Northwest line of Lot 10, Windsor Estates, as recorded in Map Book 9, Page 132 A & B, in the Office of the Judge of Probate in Shelby County, Alabama, for a distance of 14.80 feet to the Southwest corner of said Lot 10; thence turn an angle to the right of 84 degrees 45 minutes 05 seconds and run in a Northwesterly direction for a distance of 222.07 feet to a point on a curve which is concave to the Northwest having a central angle of 3 degrees 01 minutes 48 seconds and a radius of 55.00 feet, said point being on the Southeast right of way of Westminster Circle; thence run in a Northerly direction along the arc of said curve and along said Westminster Circle for a distance of 2.91 feet to the point of beginning.

SUBJECT DEED IS DEFECTIVE IN THAT THE EXECUTION DATE IS INCORRECT. THE CORRECT DATE IS FEBRUARY 28, 2023 IN LIEU OF FEBRUARY 28, 2022.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THIS THE 2<sup>ND</sup> DAY OF MARCH, 2023.

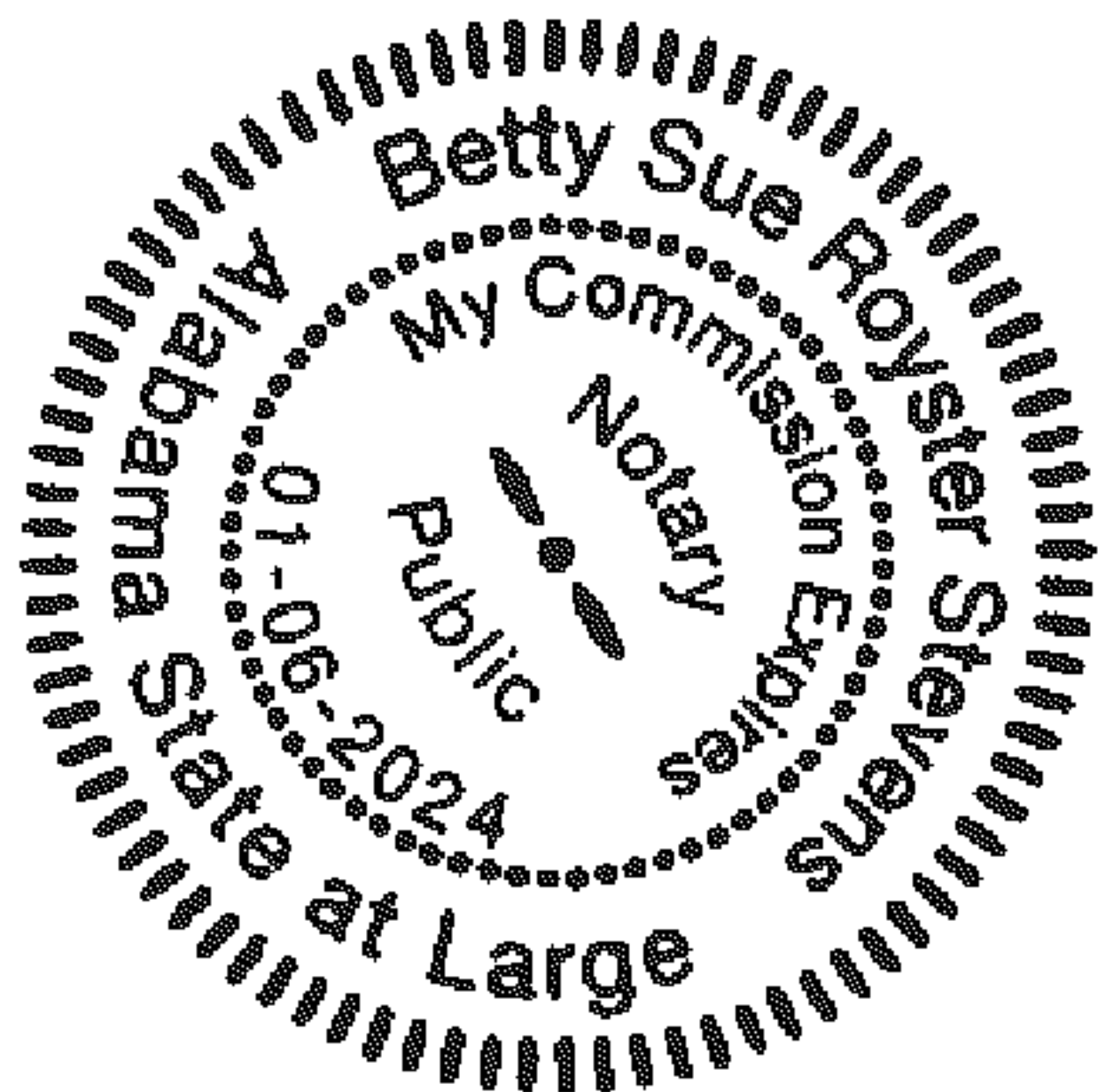
  
DAVID S. SNODDY

SWORN TO AND SUBSCRIBED BEFORE ME THIS 2<sup>ND</sup> DAY OF MARCH, 2023.

My commission expires:

  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:  
DAVID S. SNODDY  
THE SNODDY LAW FIRM, LLC  
2105 DEVEREUX CIRCLE, SUITE 101  
BIRMINGHAM, ALABAMA 35243



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/02/2023 03:57:26 PM  
\$23.00 BRITTANI  
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