

Grantor: Don Wade, as the surviving grantee in that certain joint survivorship deed recorded in  
Instrument No. 20080226000077140 in the Office of the Judge of Probate of Shelby  
County, Alabama.

Grantee: Don Wade and Connie J. Jackson  
Instrument Number: 20230124000019010



20230310000066240 1/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
03/10/2023 10:17:13 AM FILED/CERT

## SCRIVENER'S AFFIDAVIT

STATE OF ALABAMA )  
COUNTY OF SHELBY )

Before me the undersigned notary public, personally appeared Justin Smitherman, who, after being sworn, deposes and says as follows:

My name is Justin Smitherman; I am over the age of nineteen (19) years and have personal knowledge of the facts set out herein.

I am a member in good standing with the Alabama State Bar. In my capacity as an attorney at law, I had prepared at my direction and under my supervision, that certain warranty deed that Don Wade, an unmarried man, the surviving grantee in that certain warranty deed dated January 25, 2008 and recorded in Instrument No. 20080226000077140 in the Office of the Judge of Probate of Shelby County, Alabama, executed in favor of Don Wade and Connie J. Jackson, and said deed was subsequently recorded in Instrument No. 20230124000019010 in the Office of the Judge of Probate of Shelby County, Alabama.

That certain legal description included on the above referenced instrument was incorrect. The correct legal description is as follows:

**SEE ATTACHED EXHIBIT "1".**


Further affiant saith not.

In witness thereof, the undersigned has caused this affidavit to be executed on this the 8th day of March, 2023.

Justin Smitherman

Sworn to and subscribed before me on this the 8<sup>th</sup> day of March, 2023.

CHRISTOPHER OWENS  
Notary Public, Alabama State at Large  
My Commission Expires July 13, 2025

  
Notary Public  
My Commission Expires: 7/13/25

NOTE TO PROBATE COURT: Please index under the names of the Grantor and Grantee.



20230310000066240 2/2 \$26.00  
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## Exhibit 1

Begin at the SW corner of SE1/4 of the SW1/4 of Section 22, Township 20, Range 3 West; thence run East along South boundary of Section 22 660 feet, more or less, to West boundary of an old lane; thence turn an angle of 91 deg. 31 min, left and run in a Northerly direction along the west boundary of said land for 1860.71 feet to the SE corner of G.T. Kirpatrick and wife property; thence turn an angle of 97 deg. 16 min. 30 sec. left for 442.00 feet to point of beginning; thence continue on same line for 210 feet; thence turn 90 deg. left for 210 left; thence turn 90 deg. left for 210 feet; thence turn 90 deg. left for 210 feet to the point of beginning.

Subject to existing easements, rights-of-way, restrictions, limitations, if any, of record.

AND,

A parcel of land located in the Southwest 1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of Lot 31 of Shannon Glen Subdivision as recorded in Map Book 7, Page 94 in the Office of the Judge of Probate of Shelby County, Alabama; thence in an Easterly direction along the North line of said Shannon Glen Subdivision a distance of 687.69 feet to the NE corner of Lot 36 of said Shannon Glen Subdivision; thence 94 deg. 40 min. 30 sec. left in a Northwesterly direction a distance of 272.03 feet; thence 00 deg. 14 min. left in a Northwesterly direction a distance of 138.95 feet to the point of beginning; thence continue along last described course a distance of 237.0 feet; thence 91 deg. 51 min. left in a Southwesterly direction a distance of 214.65 feet; thence 90 deg. left in a Southeasterly direction of 210.0 feet; thence 90 deg. right in a Southwesterly direction a distance of 210.0 feet; thence 90 deg. right in a Northwesterly direction a distance 210.0 feet; thence 90 deg. left in a Southwesterly direction a distance of 210.96 feet; thence 83 deg. 01 min. 30 sec. left in a Southerly direction a distance of 237.0 feet; thence 96 deg. 49 min. 58 sec. left in a Northeasterly direction a distance of 656.74 feet to the point of beginning. Said parcel contains 2.49 acres.

Less and except that portion of the property previously conveyed to Cathy Lynn Wade in Instrument #20050714000352910, said portion being legally described as follows:

A parcel of land located in the SW 1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the NW cor. of Lot 31 of Shannon Glen Subdivision, as recorded in Map Book 7, Page 94 in the office of the Judge of Probate in Shelby County, Alabama; thence in an Easterly direction along the North line of said Shannon Glen Subdivision, a distance of 687.69 feet to the NE cor. of Lot 36 of said Shannon Glen Subdivision; thence 94°40'30" left, in a Northwesterly direction, a distance of 272.03 feet; thence 00°14' left, in a Northwesterly direction, a distance of 138.95 feet to the P.O.B.; thence continue along last described course, a distance of 237.0 feet; thence 91°51' left, in a Southwesterly direction, a distance 214.65 feet; thence 90° left, in a Southeasterly direction, a distance of 236.71 feet, thence turn left 103°28'04" (field meas. 89°57'14") in a Northeasterly direction 207.00 feet to the P.O.B. containing 1.0 acre, ±.