

Grantor: Phillip Stancil Handley
Grantee: Western REI, LLC, an Alabama Limited Liability Company
Instrument Number: 20230315000071320

20230320000075550
03/20/2023 12:30:14 PM
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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.

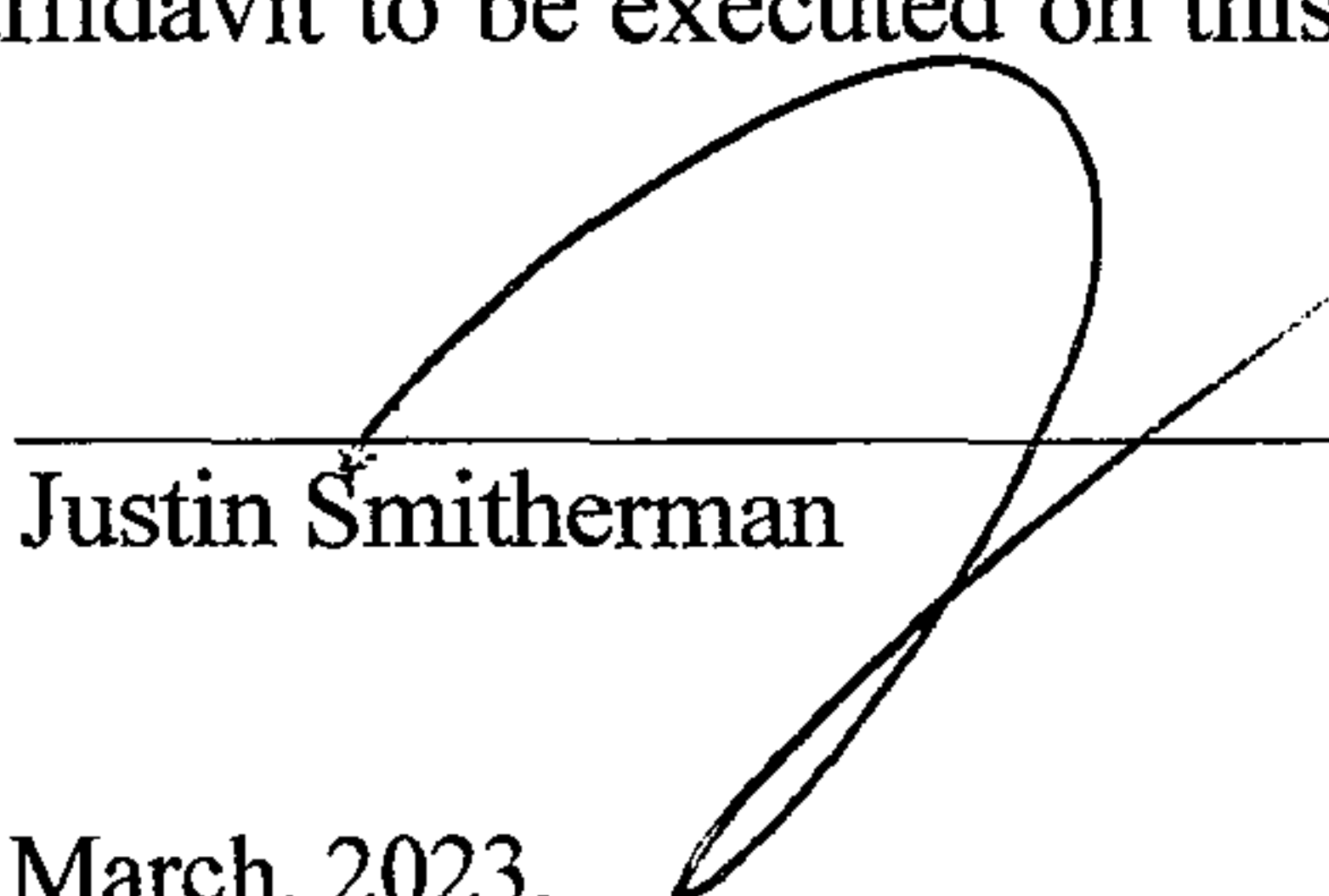
I am a member in good standing with the Alabama State Bar. In my capacity as an attorney at law, I had prepared at my direction and under my supervision, that certain warranty deed that Phillip Stancil Handley executed in favor of Western REI, LLC, an Alabama Limited Liability Company and said deed was subsequently recorded in Instrument No. 20230315000071320 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 "A".

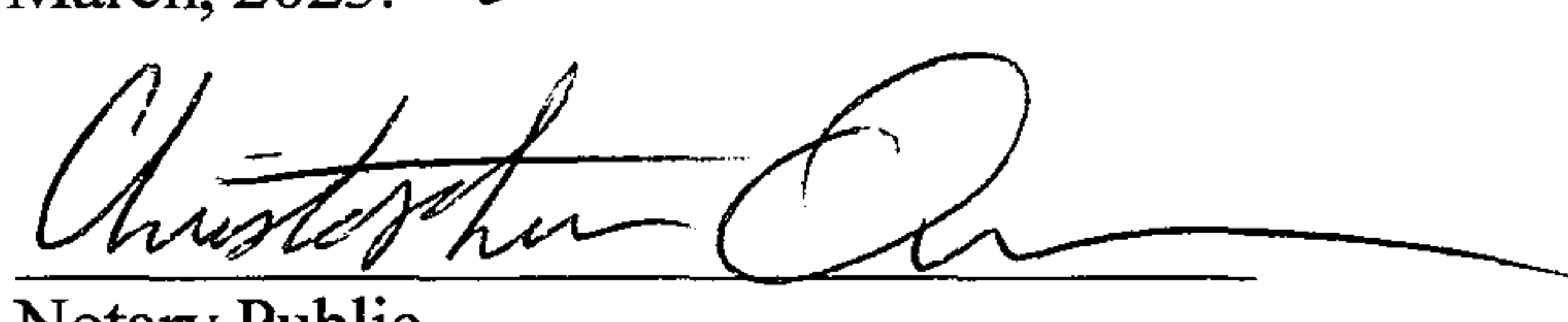
Further affiant saith not.

In witness thereof, the undersigned has caused this affidavit to be executed on this the 17th day of March, 2023.


Justin Smitherman

Sworn to and subscribed before me on this the 17th 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.

This instrument prepared by:
Justin Smitherman
173 Tucker RD STE 201
Helena, AL 35080

EXHIBIT "A"
Property Description

Commence at the SE Corner of the NE 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama; thence N00°28'19"W for a distance of 299.90' to the Southwesterly R.O.W. line of U.S. Highway 31; thence N44°52'31"W and long said R.O.W. line for a distance of 431.60' to the Northwesterly R.O.W. line of Fulton Springs Road; thence leaving said U.S. Highway 31 and along said Fulton Springs R.O.W. line, S00°18'05"W for a distance of 85.31'; thence S44°56'50"W and along said R.O.W. line for a distance of 190.06'; thence N46°58'47"W and leaving said R.O.W. line a distance of 139.50'; thence S19°11'11"W a distance of 78.14'; thence N80°37'40"W a distance of 297.48'; thence N89°34'36"W a distance of 268.93'; thence N83°14'22"W a distance of 176.94' to the POINT OF BEGINNING, thence S03°00'41"E a distance of 145.89'; thence N64°55'20"W a distance of 298.23'; thence N01°59'45"E a distance of 212.42'; thence N01°50'13"W a distance of 728.03'; thence S89°01'57"E a distance of 228.87'; thence S02°56'08"E a distance of 452.11'; thence S03°14'50"E a distance of 466.03' to the POINT OF BEGINNING.

Said Parcel containing 5.55 acres, more or less.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/20/2023 12:30:14 PM
 \$25.00 BRITTANI
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Allen S. Bayl