

STATE OF ALABAMA)
COUNTY OF SHELBY)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/27/2023 09:22:54 AM
\$23.00 PAYGE
20230327000083820

Ally S. Bayl

SCRIVENER'S AFFIDAVIT

Before the undersigned notary public, personally appeared George M. Vaughn, who, after being duly sworn, deposes and says as follows:

My name is George M. Vaughn. 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 that certain Mortgage dated September 2, 2020 from G Lamar Cagle and Deborah F Cagle to Bud Weber Mortgages, LLC which was subsequently recorded in Instrument No. 20200910000402960 in the Probate Court of Shelby County, Alabama.

The purpose of this Affidavit is to state that (B) on page 1 of the Mortgage should read "Borrower" is G Lamar Cagle and Deborah F Cagle, husband and wife.

Additionally, the undersigned has examined the legal description contained in said Mortgage and finds there is a Scrivener's error in the Legal Description contained in said Mortgage. The incorrect legal description reads as follows:

Lot 1-108, according to the Survey of Chelsea Park First Sector, Phase IV, as recorded in Map Book 36, Page 24, in the Probate Office of Shelby County, Alabama.
Together with the non-exclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the grantor and file for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 1st Sector executed by Granter and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20041026000590790, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

The true and correct legal description in said Mortgage should have recited the legal description as follows:

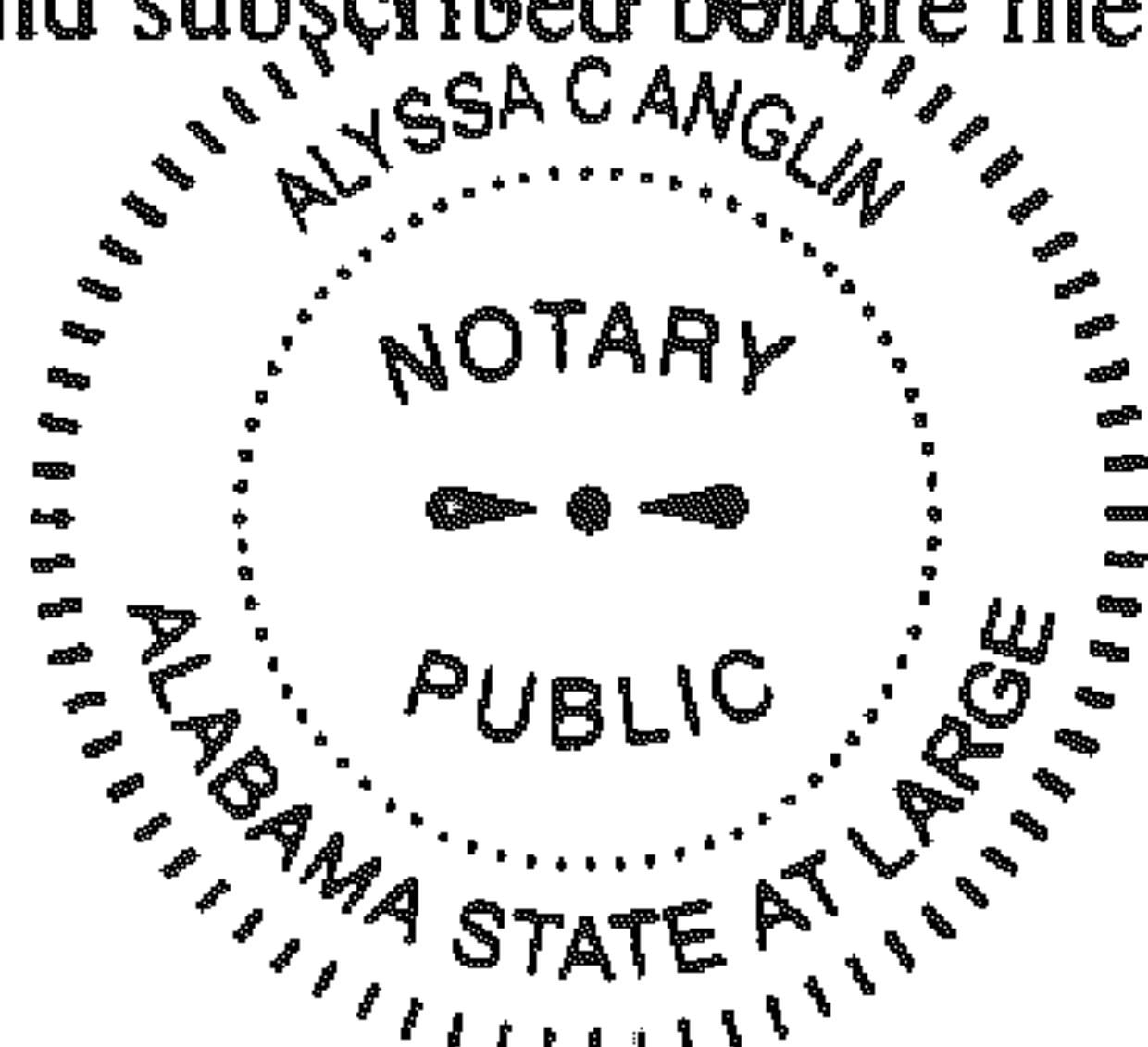
Lot 1-97, according to the Survey of Chelsea Park, 1st Sector, Phase I and II, as recorded in Map Book 34, Page 21 A and B, in the Probate Office of Shelby County, Alabama.
Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Granter and file for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 1st Sector executed by Granter and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20041026000590790, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

This affidavit is made for the purpose of duly acknowledging the scrivener's error in the drafting of said Mortgage from G Lamar Cagle and Deborah F Cagle to Bud Weber Mortgages, LLC which was subsequently recorded in Instrument No. 20200910000402960 in the Probate Court of Shelby County, Alabama.

Further affiant saith not.

George M. Vaughn

Sworn to and subscribed before me by George M. Vaughn on this the 23rd day of March, 2023.



Notary Public
My commission expires: 6/4/2025