

THIS INSTRUMENT PREPARED BY:
Cassy Dailey
South Oak Title, LLC
3156 Pelham Pkwy. St. 2
Pelham, AL 35124

20230404000093850
04/04/2023 01:34:25 PM
AFFID 1/1

STATE OF ALABAMA

SCRIVENER'S AFFIDAVIT

COUNTY OF SHELBY

THIS SCRIVENER'S AFFIDAVIT IS MADE TO CORRECT AN ERRONEOUS LEGAL ERROR IN THAT CERTAIN DEED RECORDED ON JANUARY 13TH, 2022, IN INSTRUMENT NO. 20220113000015470 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 Bowdy J. Brown who is known to me, and having been duly sworn, states as follows:

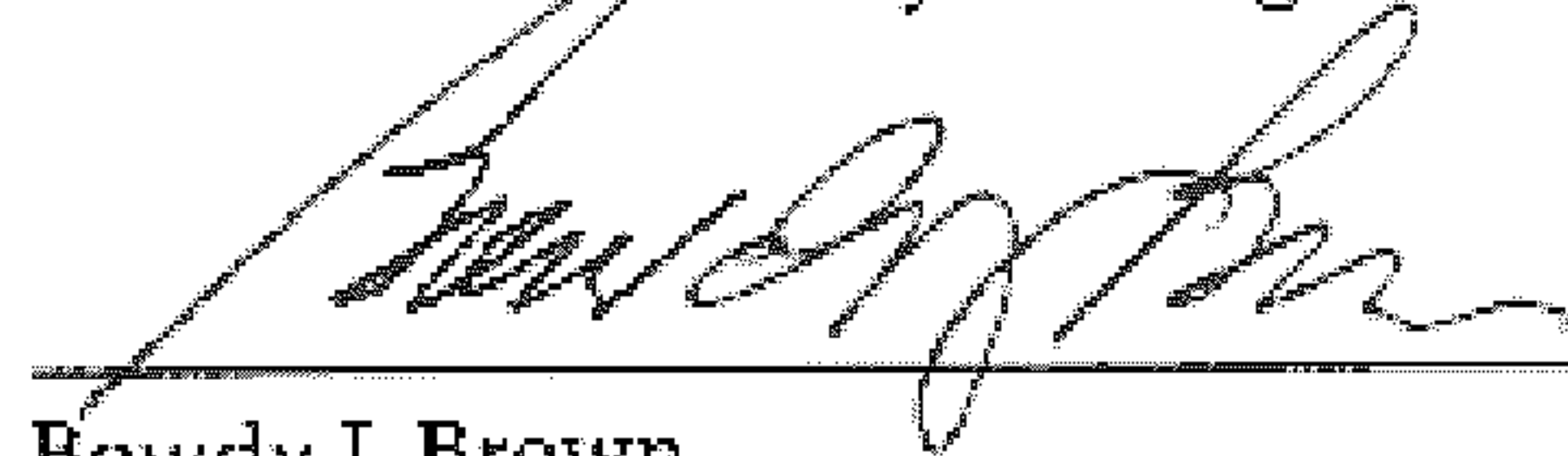
"I am a practicing attorney in Montgomery, Alabama. On January 13th, 2022, my office prepared a Mortgage Foreclosure Deed from Alabama Housing Finance Authority as Assignee to Alabama Housing Authority dated January 7th, 2022, and recorded January 13th, 2022 in Instrument No. 20220113000015470.

The legal for the parcel should have read as the below:

A PARCEL OF LAND IN SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: PART OF LOTS 3 AND 4 BLOCK 1 OF THE J.G. LACEY SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 113, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID LOT 4 AND PROCEED EAST ALONG THE NORTH LINE OF SAID LOTS 3 AND 4 FOR A DISTANCE OF 161.98 FEET; TURN ANGLE TO THE RIGHT OF 90 DEGREES 52' 44" AND PROCEED FOR A DISTANCE OF 192.62 FEET TO THE NORTH LINE OF 6TH AVENUE SW; TURN AN ANGLE TO THE RIGHT OF 93 DEGREES 32' 48" AND PROCEED FOR A DISTANCE OF 60.91 FEET; TURN AN ANGLE TO THE LEFT OF 93 DEGREES 30' AND PROCEED FOR A DISTANCE OF 56.03 FEET TO THE WEST LINE OF SAID LOT 3; TURN AN ANGLE TO THE RIGHT OF 87 DEGREES 31' 55" AND PROCEED ALONG SAID LINE FOR A DISTANCE OF 131.87 FEET TO THE POINT OF BEGINNING.

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.



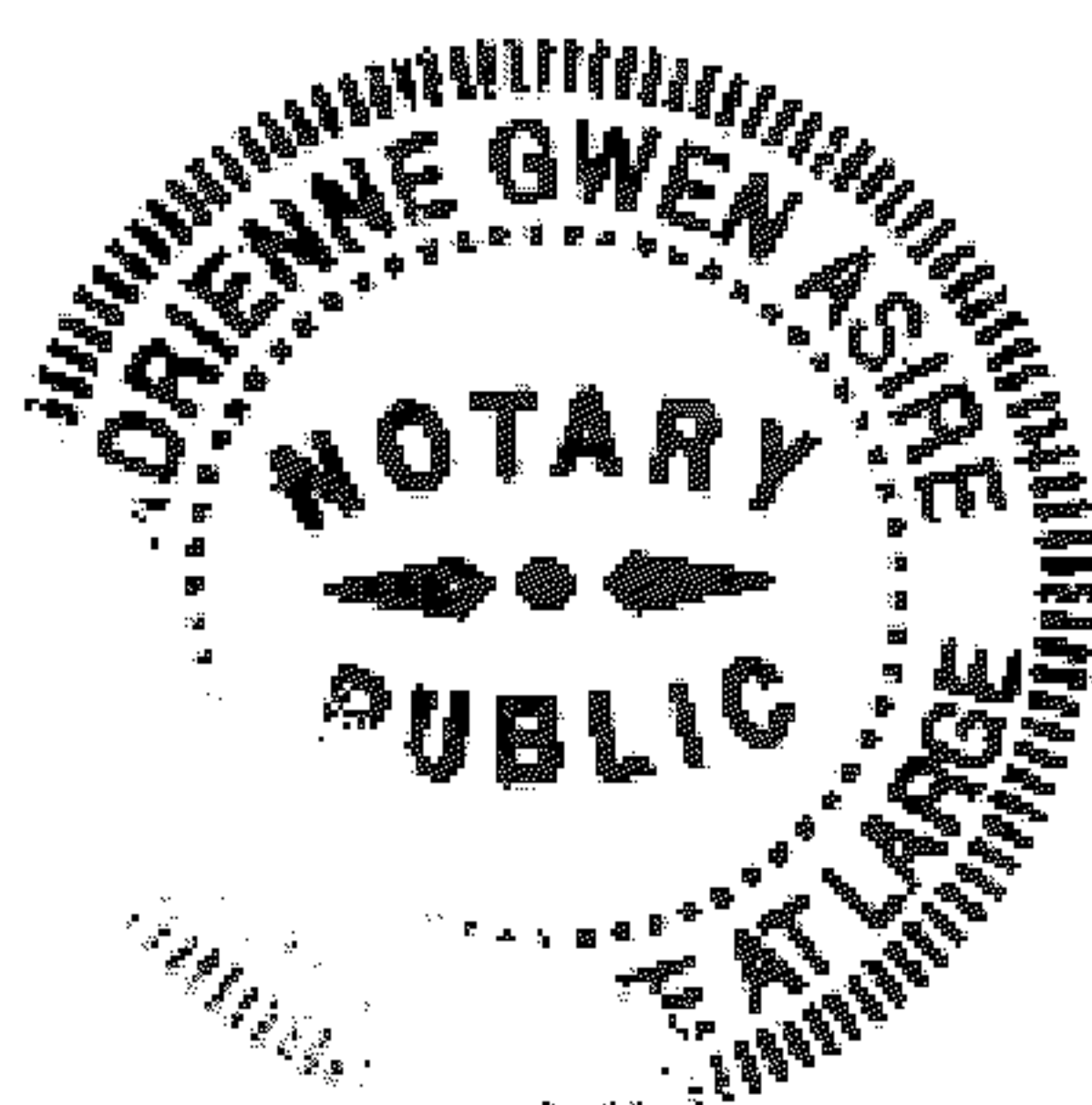
Bowdy J. Brown


STATE OF ALABAMA

COUNTY OF MONTGOMERY

Subscribed and sworn to before me this 24th day of March, 2023.

[Notarial Seal]




Notary Public
My Commission Expires: 3-1-2025

File No. PEL-22-7666



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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