

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

20230404000093860  
04/04/2023 01:34:26 PM  
AFFID 1/1

STATE OF ALABAMA  
COUNTY OF SHELBY

SCRIVENER'S AFFIDAVIT

THIS SCRIVENER'S AFFIDAVIT IS MADE TO CORRECT AN ERRONEOUS LEGAL ERROR IN THAT CERTAIN DEED RECORDED ON MAY 12TH, 2022, IN INSTRUMENT NO. 20220512000194800 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 Thomas Granville McCroskey who is known to me, and having been duly sworn, states as follows:

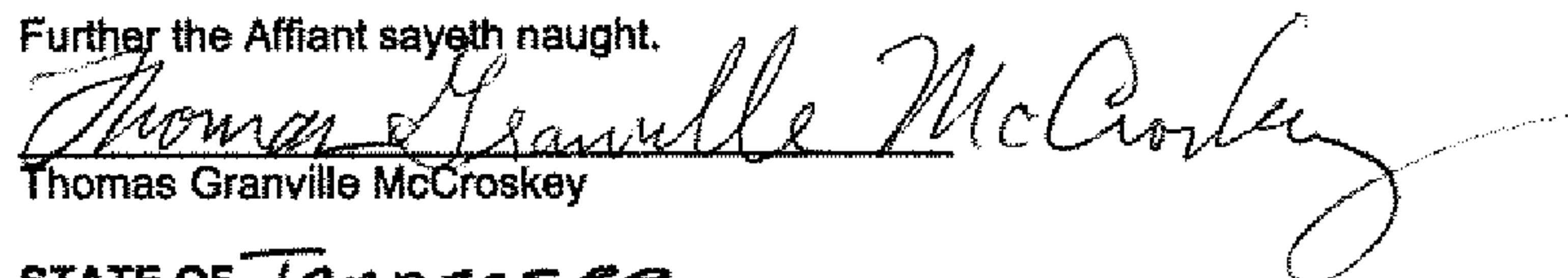
"I am a practicing attorney in Shelby, Alabama. On April 29th, 2022, my office prepared a Special Limited Warranty Deed from Alabama Housing Finance Authority to Matthew Nichols dated April 29th, 2022, and recorded May 12th, 2022 in Instrument No. 20220512000194800.

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.

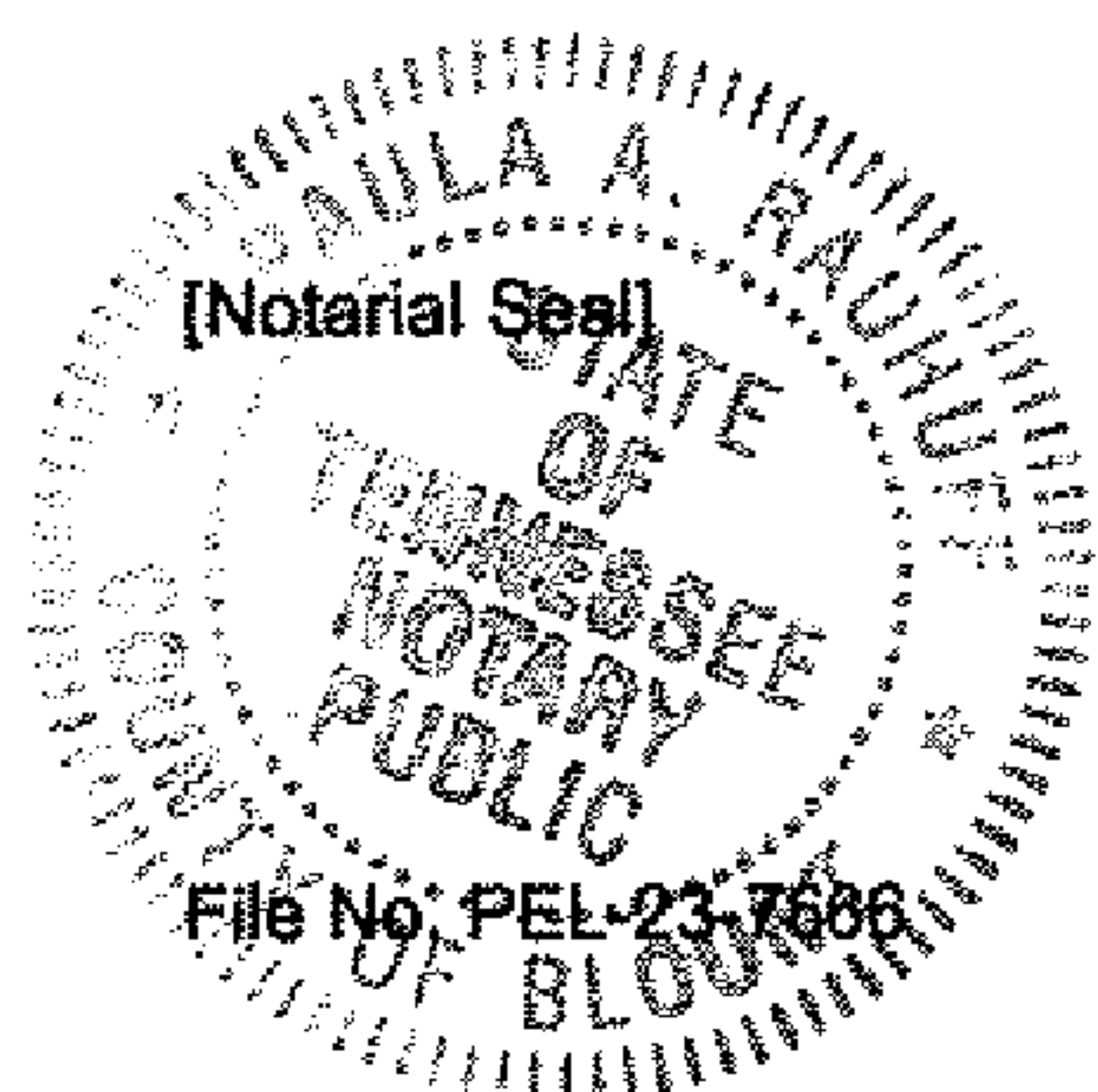
This affidavit is correct the language and resolving any ambiguity contained in the above-referenced document. This correction shall not affect the validity of said Warranty Deed."


Further the Affiant sayeth naught.

  
Thomas Granville McCroskey

STATE OF *Tennessee*  
COUNTY OF *Blount*

Subscribed and sworn to before me this 27 day of March 2023, 2023.



  
Notary Public –  
My Commission Expires. 9/26/23

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL  
04/04/2023 01:34:26 PM  
\$22.00 JOANN  
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*Alli S. Beyl*